

Broads Local Plan  
Publication version  
Sustainability Appraisal

**Re-consultation**

November 2025

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## Non-technical summary (NTS)

### NTS1 Introduction

This document is the non-technical summary of the Sustainability Appraisal (SA) of the Regulation 19/Publication version of the Local Plan for the Broads. It aims to summarise the findings of the SA and provide a clear overview of the process and findings.

### NTS2 What is a Sustainability Appraisal?

Sustainability Appraisal (SA) is an iterative process that runs parallel to the production of a Plan and where each of the main elements; the policies, site allocations and alternative options, are appraised against a comprehensive set of sustainability objectives, incorporating social, environmental, and economic considerations.

The SA is a tool that identifies the sustainability implications of different plan approaches and recommends ways to reduce any negative effects and to increase the positive outcomes. The report is also a tool for communicating the likely effects of a Plan (and any reasonable alternatives), explaining the decisions taken with regards to the approach decided upon, and encouraging engagement from key stakeholders such as local communities, businesses and plan-makers.

The production of an SA is a legal requirement under the 'Environmental Assessment of Plans and Programmes Regulations 2004 (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive) and which sets out prescribed processes that must be followed. The regulations require that a report is published for consultation alongside the Draft Plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The SA/SEA report must be considered, alongside consultation responses when finalising the Plan.

The Sustainability Appraisal is an appraisal of the policies and proposals of the final draft Local Plan for the Broads at Regulation 19 stage. Sustainability Appraisal is a systemic process, and its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic, and social objectives, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise result in. In doing so, it can help make sure that the proposals in the Plan are the most appropriate given the reasonable alternatives.

It should be noted that it is not the role of the SA to determine the options to be chosen, but to inform the formation of the Local Plan with the identification of the appropriate options, by highlighting the sustainability implications of each. The determination of which policy approach to use is a matter of judgement with regard to the appropriate strategy. The appraisals presented within the SA reflect the preferred policy approach

### NTS3 Links to the SA

A SA was produced to accompany the Issues and Options, Preferred Options and Publication version of the Local Plan. Previous versions of the SA can be found here: [Local Plan for the Broads - Review](#).

### NTS4 About the Local Plan

Local Plans guide development and change in an area. They include numerous policies that relate to issues such as climate change, the economy, housing, water and landscape. More details, including the Local Plan itself, can be found here: [Local Plan for the Broads - Review](#). There is a summary of the policies in the Local Plan for the Broads at [Appendix 9 – Summary of the policies in the Local Plan](#).

### NTS5 About the Broads and its special qualities

Fundamentally, the SA seeks to assess the proposed policies in the Local Plan and their impacts on the environment, economy and society. Fundamentally, the SA for the Local Plan for the Broads seeks to protect and consider the special qualities of the Broads (as follows).

- The winding rivers and open water bodies – the ‘broads’
- The variety of habitats
- The abundance and rich diversity of wildlife
- Navigable, lock-free waterways to explore and enjoy
- The variety of patterns and textures in the landscape
- Countryside access to both land and water
- ‘Big sky’ views, dark skies and a sense of remoteness, tranquillity and wildness
- The people, the visitors, the activities
- The history and historic environment: Earth heritage, heritage assets, archaeology
- Boating, boatbuilding and unique heritage fleets
- Cultural assets, skills and traditions such as thatching and millwrighting
- People’s interactions with the landscape
- Waterside settlements and quiet villages

### NTS6 What if there were no plan or policies?

We also need to consider the situation if the Local Plan and its policies were not taken forward. Now, Local Planning Authorities are required to produce a Local Plan, so a Local Plan is needed. But that being said, [Evolution of the current state of the environment without implementation of](#)

[the Local Plan](#) sets out a general high level assessment of how things could be without the Local Plan and its policies. In summary, without the Local Plan and its policies...

- Water could not be used as efficiently
- Development could have a negative impact on navigation
- Development could have a negative impact on water quality
- The local nuances of flood risk may not be considered
- Community facilities, including open space, pubs and shops could be lost or negatively affected
- Peat could be excavated and left to dry out, becoming a source of carbon dioxide
- Businesses could diversify without reflecting the local Broads context
- Biodiversity may not benefit through development as much
- Sites for residential moorings may not come forward
- The impacts of climate change may be felt, such as the impact of heat and flood risk.

#### NTS7 How was the SA undertaken?

When we started to produce the Local Plan, we produced a SA Scoping Report. A key aim of the scoping procedure is to help ensure the SA process is proportionate and relevant to the plan being assessed. Through the SA Scoping Report, a set of SA objectives were identified. These can be found in the following table.

As we produced each policy, we assessed the policy and reasonable alternatives against these SA objectives. We used a + for positive outcomes, a ? if the outcomes were not clear at this stage and a – if the outcomes were negative. We sought to maximise the positives and try to address the negatives through improvements to the policy wording. The process is therefore an iterative one. The SAs have been produced by the Broads Authority. We assessed the policy against the SA objective and some decision-making criteria. The criteria can be found at [Appendix 4 – Sustainability Appraisal Framework](#).

**NTS8 Summary of the SA of each final draft policy.**

In this non-technical summary, we focus on the final assessment of the final draft policies. There are reasonable alternatives that were identified and assessed. Please go to [Appendix 5: Assessment of each policy and reasonable alternatives against the SA Objectives](#) or use the contents page to find the relevant policy you wish to see the reasonable alternatives for. This matrix identifies the impacts of the Local Plan policies on the various SA Objectives.

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3
Policy PUBDM1: Major Development in the Broads			+	+					+												+	+
Policy PUBDM2: Embodied Carbon				?	+		+	+	?	?			+									
Policy PUBDM3: Pollution and Hazards in development and protecting environmental quality		+	+		+			+			+		+									
Policy PUBSP1: Responding to the Climate Emergency	+				+	+	+					+	+					+				
Policy PUBDM4: Climate change adaption and resilience checklist					+					+												
Policy PUBDM5: Water quality and foul drainage		+	+										+									
Policy PUBDM6: Boat wash-down facilities		+	+																	?	+	?
Policy PUBDM7: Water efficiency and re-use		+											+								+	
Policy PUBSP2: Strategic flood risk policy			+		+	+							+									
Policy PUBDM8: Development and flood risk			+		+	+				+			+									
Policy PUBDM9: Surface water run-off			+	+	+	+			+	+			+									
Policy PUBDM10: Open space on land, play space, sports fields and allotments.		+	+								+		+	+	+			+	+			+
Policy PUBDM11: Green and blue infrastructure and Public Rights of Way	+	+	+	+	+	+			+	+			+									+
Policy PUBSP3: Soils		+	+		+		+	+														
Policy PUBDM12: Peat soils			+		+				+													
Policy PUBSP4: Historic Environment				+					+	+												
Policy PUBDM13: Heritage Assets			+	+				+	+	+												+
Policy PUBDM14: Re-use, Conversion or Change of Use of Historic Buildings			+	+					+	+												+
Policy PUBSP5: Biodiversity			+	+																		
Policy PUBDM15: Natural Environment			+	+																		
Policy PUBDM16: Biodiversity Net Gain			+	+																		
Policy PUBDM17: Mitigating Recreational Impacts			+	+									+									
Policy PUBDM18: Mitigating Nutrient Enrichment Impacts		+	+	+																		
Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development	+		+	?	+						+		+									
Policy PUBDM20: Energy demand and performance of new buildings (including extensions)					+		+		+			+										

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3
Policy PUBDM21: Renewable and low carbon energy			+	+	+		+	?	+	+	+	+								+	+	+
Policy PUBSP6: Landscape character				+																		
Policy PUBDM22: Development and landscape		+		+	+																	
Policy PUBDM23: Land raising			+	+		+			+													
Policy PUBDM24: Excavated material							+	+														
Policy PUBDM25: Utilities infrastructure development			+	+					+		+		+									
Policy PUBDM26: Protection and enhancement of settlement fringe landscape character				+																		
Policy PUBDM27: Amenity	+									+	+		+								+	
Policy PUBSP7: Tranquillity in the Broads	+		+	+							+		+									
Policy PUBDM28: Light pollution and dark skies and nocturnal character			+	+	+		+			+	+		+									
Policy PUBSP8: Accessibility and Transport	+				+				+				+	?/+				+				
Policy PUBSP9: Recreational access around the Broads area	+		+						+				+									+
Policy PUBDM29: Transport, highways and access	+			+	+				+		+		+					+				
Policy PUBDM30: Recreation facilities parking areas	+		+	+							+											+
Policy PUBSP10: A prosperous local economy			+	+					+				+		+		+			+	+	+
Policy PUBDM31: New employment development	+	+	+	+	+	+	+		+	+	+				+		+	+		+	+	+
Policy PUBDM32: Protecting general employment	+						+													+	+	+
Policy PUBDM33: Farm diversification	+			+			+		+	+										+	+	+
Policy PUBSP11: Waterside sites			+	+					+								+			+	+	+
Policy PUBDM34: Development on waterside sites in employment or commercial use, inc. boatyards.										+	+						+			+	+	+
Policy PUBDM35: Retail development in the Broads				+					+	+							+	+		+		
Policy PUBSP12: Sustainable tourism	+	+	+	+					+				+				+			+	+	+
Policy PUBDM36: Sustainable tourism and recreation development	+	+	+	+					+	+	+		+				+			+	+	+
Policy PUBDM37: Holiday/tourism accommodation – new provision and retention	+	+	+	+					+	+	+		+				+			+	+	+
Policy PUBSP13: Navigable water space	+							+												+	+	+
Policy PUBDM38: Access to the water	+	+	+	+		+			+		+		+							+	+	+
Policy PUBDM39: Bank stabilisation	+	+	+	+	+	+																

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3
Policy PUBSP14: Mooring provision				+									+							+	+	+
Policy PUBDM40: Moorings, mooring basins and marinas	+	+	+	+							+									+	+	+
Policy PUBDM41: The impact of replacement quay heading on navigation.																				+	+	+
Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks.		+	+	+			+	+	+	+												
Policy PUBDM42A: Safety by the water				+					+				+									+
Policy PUBSP15: Residential development	+		+	+			+									+		+				
Policy PUBDM43: Affordable housing	+			+										+		+		+				
Policy PUBDM44: Residential development within defined Development Boundaries	+		?	+			+						+	+		+		+				
Hoveton and Wroxham - development boundary	+		+	+		?	+		?				+	+		+		+				
Oulton Broad - development boundary	+		+	+		?	+		?				+	+		+		+				
Thorpe St Andrew - development boundary	+		+	+		?	+		?				+	+		+		+				
Filby - development boundary	+		+	+		?	+		?				+	+		+		+				
Policy PUBDM45: Gypsy, Traveller and Travelling Show People	+	+	+	+	+	+	+	+	+	+	+					+		+				
Policy PUBDM46: New residential moorings	+	+	+	+	+				+	+	+					+		+		+		
Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers	-		+	+			+			+				?		+		-		+		
Policy PUBDM48: Elderly and specialist needs housing	+	+	+	+	+								+			+		+				
Policy PUBDM49: Residential ancillary accommodation	+	+	+	+	+	+			+	+						+						
Policy PUBDM50: Replacement dwellings			+	+			+	+		+	+											
Policy PUBDM51: Custom/self-build																+						
Policy PUBPS16: Strategic Design Policy				+	+			+	+	+												
Policy PUBDM52: Design	+		+	+	+	+		+		+			+		+							
Policy PUBDM52A: Proposals for residential extensions				+					+	+	+					+						
Policy PUBDM53: Source of heating					+		+					+		+								
Policy PUBDM54: Heat resilient design			+		+					+			+									
Policy PUBDM55: Non-residential development and BREEAM	+	+	+				+	+		+			+								+	
Policy PUBDM56: Electric Vehicle (EV) Charging Points – fire safety, design, location, and lighting.				+	+				+	+	+		+									
Policy PUBDM57: Fibre to the Premises										+				+						+		

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3
Policy PUBSP17: Community facilities													+	+	+							
Policy PUBDM58: Visitor and community facilities and services			+	+					+				+	+	+							
Policy PUBDM59: Designing places for healthy lives	+		+										+					+				
Policy PUBDM60: Planning obligations and developer contributions			+										+			+						
Policy PUBDM61: Advertisements and signs				+			+		+	+				+								
Policy PUBDM62: Re-use, conversion or change of use of buildings	+	+	+	+	+	+	+	+		+	+							+				
Policy PUBDM63: Leisure plots, amenity plots, conservation plots and mooring plots			+	+							+											
Policy PUBACL1: Acle Cemetery extension		+	+	+					+		+											
Policy PUBACL2: Acle Playing Field extension.				+							+		+									
Policy PUBBRU1: Riverside chalets and mooring plots		+	+	+	+	+				+	+									+		
Policy PUBBRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	+	+	+		+	+				+	+				+					+	+	+
Policy PUBBRU3: Brundall Mooring Plots				+							+				+							+
Policy PUBBRU4: Brundall Marina	+	+		+		+					+				+							+
Policy PUBBRU5: Land east of the White Heron 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 PUBGIL1 Gillingham residential moorings (H. E. Hipperson's Boatyard)	+		+	+		+				+	+		+					+	+			
Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina)										+	+					+		+		+		
Policy PUBHOR1: Horning Car Parking		+	+	+		+	+		+	+	+											
Policy PUBHOR2: Horning Open Space (public and private)	+	+		+		+			+	+	+		+					+				+
Policy PUBHOR3: Waterside plots			+	+		+					+											
Policy PUBHOR4: Horning Sailing Club				+		+				+	+											+

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3	
Policy PUBHOR5: Crabbett's Marsh			+	+																			
Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Road. and Ferry View Road		+	+	+		+					+												
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 Village Centre and areas adjacent to the Village Centre	+	+	+	+	+	+			+								+	+	+	+	+	+	
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 PUBPHRB1: Bridge Area	+		+	+	+	+			+		+									+	+	+	
Policy PUBPHRB2: Waterside plots			+	+		+				+	+												
Policy PUBPHRB3: Green Bank Zones			+	+		+																	
Policy PUBSOL1: Riverside area moorings	+			+						+											+		
Policy PUBSOM1: Somerleyton Marina Residential Moorings	+									+	+					+		+		+			
Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard)			+	+					+	+	+				+	+	+			+	+	+	
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 plus adjacent land	+		+	+	+	+	+		+	+	+		+									+	

	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3	
Policy PUBWHI2: Land at Whitlingham Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSTRI: Trinity Broads	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?
Policy PUBSSUT: Upper Thurne	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?
Policy PUBSSPUBS: Pubs network	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSROADS: Main Road network	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSTRACKS: Former rail trackways	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSSTATIONS: Railway stations/halts	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSSTAITHES: Staithes	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSCOAST: The Coast	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSMILLS: Drainage Mills	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSLGS: Local Green Space	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy PUBSSA47: Road schemes on the Acle Straight (A47T)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

### NTS9 Cumulative impacts for each SA Objective

The following table summarises the cumulative effect for each SA objective. The numbers relate to the number of policies that are either +/?/- or ?/+. 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	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	SOC7	ECO1	ECO2	ECO3
+	70	48	96	107	47	49	32	16	53	58	63	5	59	12	12	23	15	35	6	40	30	43
?	0	0	1	2	0	4	0	1	5	1	0	0	1	1	0	0	0	1	0	1	0	4
-	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
?/+	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1	1	1

The objectives with the most positives (more than 50) relate to:

- Traffic
- Biodiversity and geodiversity
- Landscape
- Cultural heritage
- Design
- Pollution
- Health and wellbeing

The objectives with negatives are in relation to:

- Traffic
- Access to services

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

- Renewable energy
- Crime, social identity

# 1 Introduction

The Publication Version includes draft policies. It is the third stage of the Local Plan production. This Sustainability Assessment (SA) assesses the policies against a series of Sustainability Assessment Objectives.

The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) be undertaken for plans such as Local Plans. The term “sustainability appraisal” is used to describe a form of assessment that considers the social, environmental and economic effects of implementing a particular plan or planning policy document. It is intended that the SA process helps plans meet the objective of contributing to the achievement of sustainable development. The results of the sustainability appraisal will inform the Authority’s decisions on the Local Plan, and the planning inspector’s judgement on the Local Plan’s legal compliance and soundness.

The SA assesses the policies and reasonable alternatives of the emerging Local Plan for the Broads.

Please note that this SA accompanies a second Regulation 19 version of the Local Plan. So this is a second Regulation 19 SA. The changes made to this SA when compared to the Regulation 19 SA that was consulted on between July and September 2025 are as follows:

- Policies added to contents page to aid navigation to policies.
- [Non-technical summary](#) added.
- [Section 1](#) – This explanatory box.
- [Section 2](#) – new section explaining the requirements of the SA and how these have been met.
- [Section 3](#) – reference to the Publication SA consulted on between July and September 2025.
- [Section 4](#) – added text about how the baseline assesses the current state of the environment.
- A new [Section 5](#) - evolution of the environment without implementation of the Plan.
- Policy PUBDM2, PUBDM4, PUBSOL1: ECO2 and ECO3 rows were missing and are now added.
- Policy PUBDM8 Development and flood risk was labelled as PUBDM78, is PUBDM8.
- Policy PUBDM11: Green and blue infrastructure and Public Rights of Way: Columns A and B titles have been swapped – column A is the assessment of the proposed policy and B the assessment of the original 2019 policy. Title of section changed – was PUBDM111, is PUBDM11
- Policy PUBDM16: Biodiversity Net Gain – reference in column B to the policy being for 20% BNG rather than 10%.
- Policy PUBDM18: Mitigating Nutrient Enrichment Impacts: Was written as PUBDM178, now corrected to PUBDM18.
- Policy PUBSP15: Residential development – a note to explain why alternative need

numbers have not been identified and assessed.

- Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers – explanation relating to the negative assessment against two SA objectives.
- Policy PUBDM51: Custom/self-build: Added text to column B – this was missing.
- Policy PUBDIL1: Dilham Marina (Tyler’s Cut Moorings): Column C erroneously had a + against SA objective ENV11 – this has been moved to column B.
- Policy PUBHOV4: BeWILDerwood Adventure Park: ECO3 column 1 was a – but should be a ?.
- Policy PUBNOR1: Utilities Site: SOC4, column C changed to a +/? as the site *could* deliver dwellings – originally it was a +.
- PUBTHU1 – now negative against SA Objective ENV1.
- [Appendix 5](#) – general check of reasonable alternatives to ensure consistency.
- [Appendix 7](#) – Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks – cell in column titled ‘mitigating negatives/maximising positives’ filled as this was missing.
- [Appendix 9](#) – a summary of the policies in the Local Plan.
- [Appendix 10](#) – SWOT analysis, taken from the Local Plan.
- [Appendix 11](#) – Explanation why reasonable alternatives were not taken forward.

## 2 Requirements of the SA

The following are required to be addressed in the SA.

### 2.1 An outline of the contents and main objectives of the plan, and of its relationship with other relevant plans and programmes?

The Local Plan for the Broads contains policies that will help guide development and change and help determine planning applications in the Broads until 2042. The Local Plan for the Broads needs to be in conformity with the National Planning Policy Framework and the National Planning Policy Guidance, as well as many other regulations and legislation. The Local Plan for the Broads defers to/has regard to the affordable housing, retail and open space policies of the six constituent councils. It also has regard to various County Council documents such as Minerals and Waste Local Plans and Local Transport Plans. The policies of the Local Plan are summarised in [Appendix 9](#). And the objectives of the Local Plan are as follows:

- 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 and dark skies, 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 natural environment is conserved, maintained, enhanced and sustainably managed through a coordinated approach. Nature can recover (more, bigger, better, joined). A Nature Recovery Network that is resilient to climate change is in place.
- OBJ5. The coastal section of the Broads is used and managed in a beneficial and integrated way for people and wildlife using nature-based solutions.
- OBJ6. Water quality is improved, and water is managed using appropriate measures to increase capture and efficiency, prevent pollution and reduce nutrients. Flood risk to people, property and landscapes is sustainably 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. The Local Plan helps the path to net zero, adaptation and resilience.
- OBJ8. The area's historic environment, archaeology 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 including safe, warm, energy efficient homes in the right place. The Local Plan addresses the issue of second homes.
- 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 are 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.

## 2.2 The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan

see [Section 4 baseline](#) and see [Section 5](#) as well as [Appendix 10 - Sustainability issues and problems – SWOT analysis](#).

## 2.3 The environmental characteristics of areas likely to be significantly affected

see [Section 4 baseline](#) as well as the themes set out in [Appendix 4: Sustainability Appraisal Framework](#). The Special Qualities of the Broads are also an important consideration. The [Broads Plan](#) sets out the special qualities of the Broads. Over the years, the Authority has asked people to identify the special qualities or features of the Broads they value most. Common responses include:

- The winding rivers and open water bodies – the ‘broads’
- The variety of habitats
- The abundance and rich diversity of wildlife
- Navigable, lock-free waterways to explore and enjoy
- The variety of patterns and textures in the landscape
- Countryside access to both land and water
- ‘Big sky’ views, dark skies and a sense of remoteness, tranquillity and wildness
- The people, the visitors, the activities
- The history and historic environment: Earth heritage, heritage assets, archaeology
- Boating, boatbuilding and unique heritage fleets
- Cultural assets, skills and traditions such as thatching and millwrighting
- People’s interactions with the landscape
- Waterside settlements and quiet villages

## 2.4 Any existing environmental problems which are relevant to the plan...

**...including, in particular, those relating to any areas of a particular environmental importance, such as a European site (within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2017)**

See [Section 4 baseline](#) as well as [Appendix 10 - Sustainability issues and problems – SWOT analysis](#).

## 2.5 The environmental protection objectives...

...established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation

See Section 6 [Literature Review](#).

## 2.6 The likely significant effects on the environment...

...including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as (a) biodiversity; (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape; and (m) the inter-relationship between the issues referred to in sub-paragraphs (a) to (l)

See [Appendix 5: Assessment of each policy and reasonable alternatives against the SA Objectives](#) and [Appendix 7: Other effects and monitoring indicators](#).

## 2.7 The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan

Two policies were assessed as having some negative impacts on the SA Objectives. These are [Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers](#) and [Policy PUBTHU1: Tourism development at Hedera House, Thurne](#). These rated negative in terms of access to services and facilities as well as impact on roads due to likely single occupancy car use. Given that these dwellings are in rural areas with few if any services and facilities, there are no measures that can offset single occupancy car use. THU1 was allocated in the 2014 Sites Specifics Local Plan by the Inspector and therefore the allocation was rolled forward into subsequent Local Plans and now has planning permission – the Authority did not support the allocation due to its lack of services and facilities. And in terms of rural workers dwellings, these need to be fully justified in order to be acceptable and ultimately the benefit to the rural economy outweighs the identified negative impact of single occupancy car use.

In terms of maximising the positives see [Appendix 7: Other effects and monitoring indicators](#) – penultimate column.

## 2.8 An outline of the reasons for selecting the alternatives dealt with...

...and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information

As this was a review of the Local Plan, most of the policies are already part of the current 2019 Local Plan. The emerging policies may have been amended to reflect lessons learned or updated evidence or updated national policy or guidance. As such, one of the alternatives was the original 2019 policy. Another alternative that tended to be considered was not having the policy. In some cases, no reasonable alternatives have been identified. This could be because the policy is considered essential to address local issues or schemes have planning permission and the policy is retained in a similar form but updated to reflect some issues like BNG or RAMS

payments, in case changes are sought by developers. In terms of the [sites put forward but not allocated](#), these came forward through the call for sites and they have been assessed against the Housing and Economic Land Availability Assessment methodology as well as appraised in this SA.

## 2.9 A description of the measures envisaged concerning monitoring in accordance with SEA regulation 17

See monitoring indicators at [Appendix 7: Other effects and monitoring indicators](#).

## 2.10 A non-technical summary of the information referred to above

See [Non-Technical Summary](#) within this SA.

## 3 Previous versions of the SA

### 3.1 SA Scoping Report

This Scoping Report<sup>1</sup> forms the starting point for a process of sustainability appraisal which will guide the evolution and assessment of the Broads Local Plan. A key aim of the scoping procedure is to help ensure the sustainability appraisal process is proportionate and relevant to the Local Plan being assessed.

This Scoping Report sets the context and objectives, establishing the baseline and decides the scope. It:

- a) Identifies other relevant policies, plans and programmes and sustainability objectives;
- b) Collects baseline information;
- c) Identifies sustainability issues and problems;
- d) Develops the sustainability appraisal framework; and
- e) Consults the consultation bodies on the scope of the sustainability report.

The Scoping Report was consulted on between 23 July 2021 and 27 August 2021. The Authority consulted Natural England, English Heritage and Environment Agency as well as the RSPB, New Anglia LEP, Norfolk and Suffolk Nature Recovery Partnership, and the Marine Management Organisation, Norfolk and Suffolk County Council, Broadland, East Suffolk, South Norfolk and North Norfolk District Councils, Great Yarmouth Borough Council and Norwich City Council.

The scoping report was generally well received. Some comments were received, and these are set out at [Appendix 1](#).

### 3.2 Issues and Options SA

This accompanied the Issues and Options document that was out for consultation in November and December 2022. It assessed the high-level options that were put forward to address some issues in the Broads. The comments received are at [Appendix 6: Comments received during the Issues and Options consultation](#).

### 3.3 Preferred Options SA

This accompanied the Preferred Options document that was out for consultation from March to May 2024. It assessed the draft policy text as well as alternative options. The comments received are at [Appendix 8](#).

### 3.4 Publication SA (consulted on between July and September 2025)

This accompanied the Publication document that was out for consultation from July to September 2025. It assessed the draft policy text as well as alternative options.

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<sup>1</sup> <https://www.broads-authority.gov.uk/planning/planning-policies/local-plan-for-the-broads/local-plan-for-the-broads-review>

## 4 Baseline

The baseline that was set out in the SA Scoping Report has been updated. This is at [Appendix 2](#). This sets out the current state of the environment and general characteristics that could be affected or need to be addressed through the Local Plan.

### Map 1: Broads Authority Executive Area

A map of the Broads with more information is on p2 of [Broadcaster 2022 by Countrywide Publications](#)



The Broads executive area, at around 303km<sup>2</sup>, sits at the end of the much larger Broadland Rivers Catchment (c.3200km<sup>2</sup>)

## 5 Evolution of the current state of the environment without implementation of the Local Plan.

### Climate change

Whilst effects from climate change will be felt, action now is still needed – without the climate change checklist, perhaps applicants might not be prompted to consider the impact of heat waves, rain bursts or drought on their proposal. Indeed the heat resilient design policy seeks to make the impact of heat a consideration and without this, occupants could suffer from excess heat, affecting their health. Whilst there is National flood risk policy, without the Local Plan section on flood risk, the local nuances of flooding in the Broads might not be considered (in particular in relation to boats that are to be lived on) and flood response plans may not be adequate. Buildings may be demolished rather than considering re-use of the building or its materials (as it set out in the embodied carbon policy of the Local Plan). Without the use of development boundaries, dwellings could be located away from services and facilities and this could mean reliance on single occupancy car use.

### Air pollution

Air pollution is caused by, amongst other things, internal combustion engines and gas, oil and coal burnt as fuels. The Local Plan has a heating hierarchy for new build which otherwise may be built in a way that uses gas or oil. The Local Plan directs development to areas with Development Boundaries as these have public transport and services and facilities that can be accessed by walking or cycling – dwellings in more isolated areas would likely use single occupancy cars.

### Land

Generally, the Local Plan seeks to guide how land is used. It includes allocations for certain land uses (like a cemetery in Acle or housing in Oulton Broad). It includes policies to guide what can happen in certain specific areas in the Broads, as well as general development management policies. The Plan also identifies and protects areas of open space and local green space. Without the Local Plan, unacceptable change could happen in some areas, some land uses like sports fields and allotments could be negatively affected by development and some land uses may not come forward unless allocated.

### Water

Water is fundamental to the Broads in terms of resource and quality. There are no national policies relating to navigation, so without the Local Plan, navigation could be affected by proposals. The East is an area of water stress and so without the Local Plan, the optional Building Regulations standard of 110l/h/d would not be used for new dwellings. Furthermore, without the Local Plan, non-domestic development may not have to consider efficient use of water. Water quality could be affected without the stance of no development that could result in foul water in Horning. Without the preferred hierarchy of foul water disposal set out in the plan, there could be more septic tanks rather than package treatment works or connection to the

mains which is preferred. And water can be lived on by those living in boats; without the Local Plan allocating sites for residential moorings, a housing need may not be met.

### **Soil**

There is no national policy stance relating to peat excavated as a by-product of development. Peat could therefore be extracted and left to dry out thus becoming a carbon source. Peat is a particular issue in the Broads. There is some protection and guidance relating to contaminated land and best and most versatile agricultural land, but the Local Plan does have policies to address these important issues. Without the Local Plan, the issue of land-raising would not be considered; this can affect flood risk and not be typical of the landscape character for example. Left-over excavated material from development would not be addressed or considered; left-over excavated material can result in vegetation that is not normal for the area.

### **Biodiversity**

Whilst RAMs, BNG and Nutrient Enrichment are currently being addressed, outside of the Local Plan, including a policy to address these issues is prudent. Indeed, in terms of BNG, the Local Plan seeks 20% BNG rather than 10% - so without the policy, BNG in the Broads would be 10%. There is also no national policy requirement for biodiversity enhancements – the Local Plan includes such a requirement. Without the boat washdown policy, non-native species could spread.

### **Cultural heritage**

From its creation (flooded medieval peat diggings) to its assets (mills, listed buildings and archaeology), the Broads is rich in cultural heritage. Whilst there are national policies to protect culture and heritage, the specific policies and requirements (such as the policy on Mills) ensures that the much loved and treasured culture and heritage and historic assets of the Broads are protected and where appropriate enhanced in an acceptable way. Without the local stance, the cultural heritage could be eroded.

### **Landscape and Townscape**

Fundamentally, the Broads is a protected landscape. There are National Policies that refer to the Broads and seek its protection and enhancement as appropriate, but taken as a whole, the Local Plan identifies important local considerations that will ensure this much loved, treasured, quite unique landscape, and indeed the townscape (and seascape) are protected and where appropriate enhanced. Without the local stance and nuances, the landscape, townscape and seascape could be eroded.

### **Human health**

Planning is linked to human health impacts. Without the health policies, there is no locally specific requirement to consider health impacts. The Local Plan includes a small and large development health checklist.

### **Population and Inclusive communities**

Pubs, shops and community facilities, including open space, are important to local communities. Without the policy relating to pubs, they could be lost or not able to diversify or change in a way acceptable in the Broads. Without the specific criteria relating to community facilities, these could be easily lost. Without identifying open and local green space, these could be lost or degraded as they may not be protected. Without deferring to or having regard to the open space policies of our districts, new open space that is needed across the district may not be provided. Without addressing retail in the plan, town and village centres and district centres could change in an unacceptable way, affecting how a community uses these centres and maybe resulting in greater need to travel to shop.

### **Economic Activity**

Given that numbers of boats registered to pay tolls is reducing in the Broads, there could be less need for boat yards and so some waterside sites may seek change or to diversify – without the Local Plan to guide such proposals, they may be inappropriate for prominent waterside locations. As the subsidies for farming are changing, there could be a need for farms to diversify - without the Local Plan to guide such proposals, they may be inappropriate for such rural locations. We continue to move more towards using phones and computers and so there is a need for more and better coverage of Wi-Fi and Broadband – there may be more masts and towers in the Broads which could be better located outside of the protected landscape.

## **6 Literature Review**

There is a comprehensive review of relevant studies in the SA Scoping Report, Issues and Options SA and Preferred Options SA. [Appendix 3](#) includes additional documents that have been assessed for this version of the SA.

## 7 Sustainability Appraisal Framework

The Sustainability Appraisal Objectives are as follows. Decision making questions are included at [Appendix 4](#).

### 7.1 Environmental 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 where appropriate 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.

### 7.2 Social SA Objectives

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 a 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.

### 7.3 Economic SA Objectives

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.

## 8 The Publication Sustainability Appraisal

The NPPG sets out the requirements for a Sustainability Appraisal at various stages of the Local Plan production. The table below discusses the requirements and how this SA addresses them.

<b>Developing and refining alternatives and assessing effects</b>	
Test the Local Plan objectives against the sustainability appraisal framework	The objectives and vision from the current Local Plan are the basis for the new Local Plan and have been assessed.
Develop the Local Plan options including reasonable alternatives	There is an assessment of how each policy and reasonable alternative rate against each SA Objective. This is in <a href="#">Appendix 5</a> .
Evaluate the likely effects of the Local Plan and alternatives	
Consider ways of mitigating adverse effects and maximising beneficial effects	The policies have been amended as required when assessing them against the SA Objectives.
Propose measures to monitor the significant effects of implementing the Local Plan	Monitoring indicators are part of the Local Plan.

A Sustainability Appraisal is designed to inform policy content following the assessments against the SA Objectives. The following symbols are used:

? uncertain effect

+ rates positive

- rates negative

## 9 Other effects

The table at [Appendix 7](#) identifies other effects of the proposed policies, as explained below.

### 9.1 Compatibility of the SA Objectives and plan objectives

An assessment of the SA Objectives against the objectives of the Local Plan will check compatibility.

### 9.2 Reasonable alternatives

If a strategy or policy area is identified, reasonable alternatives to addressing that issue need to be identified and assessed. This could include a 'do nothing' scenario. This process will assist in the identification of, and justify, the most appropriate policy response, if any.

### 9.3 Short, medium and long-term effects

Regulations require the assessment of the effects of a plan or programme over short, medium and long terms. The time periods for these are:

- Short term – 0-5 years
- Medium term – 5-10 years
- Long term – longer than 10 years

### 9.4 Permanent and temporary effects

The process will identify if the effect of the proposed strategic action or policy will be permanent or temporary.

### 9.5 Positive and negative effects

The SA process will assess the proposed strategy or policy approach, or site allocation, and identify any negative impacts of positive impacts relating to the SA Objectives. The process will seek to minimise any negative impacts and maximise any positive impacts.

### 9.6 Secondary effects

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

### 9.7 Cumulative effects

An assessment of the cumulative impacts of the strategic actions or policies is required. This matrix will identify the impacts of the Local Plan on the various SA Objectives, taken as a whole.

### 9.8 Synergistic effects

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

## Appendix 1 – Comments received on the SA Scoping Report

Ref	Name	Organisation	Comment	BA response	Amendments
#1	Laura Mundy	East Suffolk Council	<p>The Literature Review at Appendix 2 does not appear to include the local plans of neighbouring authorities. Whilst there is mention of the relevant authorities in the main body of the text, it may be worth including those plans within Appendix 2 for completeness. The key plans that we are aware of are:</p> <ul style="list-style-type: none"> <li>• Great Yarmouth Local Plan Part 1 (includes Core Strategy 2013-2030). Part 2 currently under preparation;</li> <li>• East Suffolk Council- Waveney Local Plan (2018-2036);</li> <li>• Greater Norwich Local Plan, Submission Version (2021);</li> <li>• Joint Core Strategy for Broadland, South Norfolk and Norwich (2014);</li> <li>• South Norfolk Local Plan Site Allocations Document (2015);</li> <li>• South Norfolk Local Plan Development Management Policies Document (2015);</li> <li>• Broadland District Council Development Management DPD (2015);</li> <li>• Broadland District Council Site Allocations DPD (2016);</li> <li>• North Norfolk District Council Core Strategy and Development Management Policies (2008);</li> <li>• North Norfolk Site Specific Allocations DPD (2011).</li> </ul>	<p>We are of course aware of these documents. A separate piece of work will be assessing them as we produce the policies. We will wait a few months to produce this piece of work as we are aware of the examination into the Greater Norwich Local Plan, the GYBC Local Plan will soon be adopted and the next round of consultation on the NNDC Local Plan is expected by the end of the year.</p>	<p>In future SA, include link to separate piece of work that assesses the Local Plans that are relevant to the Broads in detail.</p>

Ref	Name	Organisation	Comment	BA response	Amendments
#2	Laura Mundy	East Suffolk Council	<p>In addition to the Local Plans listed above, there are several other locally specific documents that we have picked up through our scoping exercises that you may want to also consider including in Appendix 2 (see also response to Q3):</p> <ul style="list-style-type: none"> <li>• Norfolk Ambition 'The Community Strategy for Norfolk', 2003-2023 (refreshed in 2008);</li> <li>• Great Yarmouth Local Air Quality Management Review, ongoing;</li> <li>• Great Yarmouth Strategic Flood Risk Assessment, 2017;</li> <li>• Great Yarmouth Landscape Character Assessment, 2008;</li> <li>• Suffolk's Local Transport Plan, 2011-2031;</li> <li>• Transforming Suffolk Community Strategy 2008-2028;</li> <li>• Suffolk Growth Strategy, 2013;</li> <li>• Suffolk's Inclusive Growth Framework – updated Nov 2020;</li> <li>• Suffolk Health and Wellbeing Strategy 2012-2022 (Strategy Refresh 2019-2022);</li> <li>• Suffolk Climate Change Partnership - Suffolk Climate Action Plan 3, 2017;</li> <li>• Suffolk Biodiversity Action Plan, 2012;</li> <li>• Suffolk Flood Risk Management Strategy, March 2016;</li> <li>• Suffolk Minerals and Waste Local Plan, 2020;</li> <li>• Suffolk Historic Landscape Characterisation Map;</li> <li>• East Suffolk Tourism Strategy, 2017-2022;</li> <li>• Suffolk Local Authorities – Air Quality Management and New Development, 2011;</li> <li>• Suffolk Coastal and Waveney SFRA, 2018;</li> <li>• Waveney District Council Water Cycle Study, 2017;</li> <li>• East Suffolk Housing Strategy 2017-23;</li> <li>• Waveney District Council Landscape Character Assessment, 2008;</li> <li>• Environment Agency East Suffolk Abstraction Licencing Strategy, 2020;</li> <li>• Environment Agency Catchment Flood Management Plan East Suffolk (CFMPs), 2009;</li> <li>• Suffolk Shoreline Management Plan – Lowestoft Ness to Felixstowe Landguard Fort (2015);</li> <li>• Kelling to Lowestoft Ness Shoreline Management Plan (SMP) (2012);</li> <li>• Environment Agency River Basin Management Plan for the Anglian River Basin District (2016).</li> </ul>	Noted. We will assess relevant documents in the next version of the SA.	Assess documents as part of the next version of the SA.
#3	Laura Mundy	East Suffolk Council	The list provided on pages 10 & 11 of the draft Scoping Report adequately describes the special qualities of the Broads. You may, however, want to add reference to 'dark skies' against h). Dark skies are picked up as a strength in the SWOT analysis and in the SA framework, therefore including refence here would ensure consistency.	Noted. We will consider this amendment.	Consider adding dark skies to the special qualities.
#4	Laura Mundy	East Suffolk Council	We welcome and the baseline chapter as a comprehensive overview of the existing environmental, economic and social characteristics of the area. You note in the introduction to this section that much of the data is based on the 2011 Census and that future SA reports will take account of the 2021 Census. For clarity, you may also want to note here that many of the census date refers to 'Waveney' which no longer exists as a local authority.	Noted, but the Waveney and Suffolk Coastal data is the only Census data that exists at the moment. It is presumed that the 2021 Census Data will relate to the East Suffolk area and therefore will be included in future Sustainability Appraisals.	No change.

Ref	Name	Organisation	Comment	BA response	Amendments
#5	Laura Mundy	East Suffolk Council	<p>Within the Baseline chapter there are references to some documents that do not appear within the Literature Review. These are:</p> <ul style="list-style-type: none"> <li>• Page 19- Reference is made to the Broadland Rivers Catchment Flood Management Plan. However, this is not included in the literature review.</li> <li>• Page 19- Reference is made to the Broadland Rivers Catchment Abstraction Management Strategy. However, this is not included in the literature review.</li> <li>• Pages 4, 5, 9, 12, 19 and 20- Reference is made to the Natural Capital Evidence Compendium for Norfolk and Suffolk (2020). However, this is not included in the literature review.</li> <li>• Pages 22 and 23- Reference is made to the STEAM Report. However, this is not included in the literature review.</li> </ul>	Noted. Will include these in the literature review for the next version of the SA.	Include these documents in the next version of the SA Literature Review.
#6	Laura Mundy	East Suffolk Council	No significant comments on this section, there is however a small typo at the end of t) - 'compendium8'.	Noted. That is a footnote reference and should be superscript.	Amend in next version of the SA.
#7	Laura Mundy	East Suffolk Council	<p>The SA Objectives reflect the identified characteristics, baseline data, and SWOT analysis. The following comments relate to the decision-making criteria set out in Appendix 5 of the draft Scoping Report.</p> <p>ENV1 - Could include cycling distance from key services.</p> <p>ENV5 - Could make reference to flood risk, specifically that arising as the result of climate change.</p> <p>ENV7 - Could reference contaminated land. Should consider agricultural land quality.</p> <p>ENV8 - Should consider potential increases in waste production.</p> <p>ENV10 - Could include reference to residential amenity</p> <p>SOC4 - Should also consider specialist housing.</p> <p>SOC6 - Could include cycling distance from key services.</p>	<p>ENV1 - agreed</p> <p>ENV5 - ENV6 covers flood risk adequately</p> <p>ENV7 - agreed</p> <p>ENV8 - consider this is covered adequately in the framework</p> <p>ENV10 - agreed</p> <p>SOC4 - agreed</p> <p>SOC6 - agreed</p>	<p>ENV1 - add cycle distance to decision making questions.</p> <p>ENV5 - no change</p> <p>ENV7 - include contaminated land and agricultural land quality</p> <p>ENV8 - no change</p> <p>ENV10 - add reference to amenity</p> <p>SOC4 - add reference to older persons and specialist housing</p> <p>SOC6 - add cycle distance to decision making questions</p>
#8	Liam Robson	Environment Agency	This is generally adequate. This would benefit from a basic map showing an outline of the of the area boundary, to help with interpretation of other maps shown, such as in appendix 3.	Agreed.	Include map of the area of the Broads in next version of SA.
#9	Liam Robson	Environment Agency	In regards to Appendix 3a – the baseline data shown here is comprehensive but would benefit from explanation of some terms such as 'meeting PSA target' in table 1, and 'wasted peat' in map 4.	Agreed.	Ensure terms are explained in future documents.
#10	Liam Robson	Environment Agency	In regards to Appendix 3a – 'WFD Ecological Status 2013' is mentioned – this sentence needs updating, as 2019 status is available (as in map 7).	Agreed.	Update reference.
#11	Liam Robson	Environment Agency	In regards to Appendix 3a –There is a paragraph mentioning phosphate specifically and this could be updated and have a map too to show that many waterbodies do meet WFD P status.	Agreed.	Update and include map.

Ref	Name	Organisation	Comment	BA response	Amendments
#12	Liam Robson	Environment Agency	Appendix 2 is very comprehensive but also need to give consideration to water cycle studies, such as the Greater Norwich WCS which is updated / being updated in 2021.	Noted. We will assess relevant documents in the next version of the SA.	Assess documents as part of the next version of the SA.
#13	Liam Robson	Environment Agency	Please refer to the latest climate change guidance and allowances available on the following link: <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a> This has recently been updated.	Noted	Will include in the literature review section.
#14	Liam Robson	Environment Agency	As you are aware the Environment Agency are working with the Broads Authority to deliver the Broadlands Futures Initiative. This will be an important piece of work in understanding the longer-term management of the Broads. We are pleased to note that the BFI will inform the Local Plan as and when the information becomes available.	Noted	No change.
#15	Liam Robson	Environment Agency	As part of the BFI the Environment Agency are reviewing and updating the hydraulic modelling for fluvial, tidal and coastal flooding relevant to the Broads area. This work is underway, but due to the size of the project it is not due to be completed for some time (around the end of 2023). As well as informing the BFI this modelling will update our understanding of flood risk to communities in the Broads and help us identify locations where flood risk management could be improved this includes communities such as Geldeston, Dockeney and Gillingham. Other communities may be identified as part of this modelling.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#16	Liam Robson	Environment Agency	The Environment Agency are also currently working on the following flood risk management projects in the Broads Authority area.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#17	Liam Robson	Environment Agency	Great Yarmouth flood defences Project The Environment Agency is currently delivering the Great Yarmouth flood defences Epoch 2 (2016 –2021) project to refurbish and improve approximately 4km of flood defences and the supporting quayside in the town to help manage the flood risk to around 2000 homes and 700 businesses. Epoch 3 (2021-2026) is at an early stage of business case development. A substantial amount of partnership funding will again need to be secured in order for this project to progress as planned. Partners are beginning work to identify funding sources for Epoch 3 and to identify a sustainable income stream to meet future investment required to manage flood risk to the town.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#18	Liam Robson	Environment Agency	Beccles Flood Risk Management Project We are in the early stages of a project to investigate ways to reduce the number of people and properties at risk of flooding from the River Waveney in Beccles. We have undertaken an 'initial assessment' report which produced a number of potential ways to improve the management of flood risk in Beccles. Options include: Maintaining the existing flood wall but replacing the flood boards with flood gates. Individual Property Flood Resilience (PFR) measures i.e. flood doors or barriers, air brick covers. We will be undertaking a number of surveys and additional assessments of the existing	Noted. Will include in the baseline data section.	Will include in the baseline data section.

Ref	Name	Organisation	Comment	BA response	Amendments
			defences in Beccles. This along with information from the flooding in December 2020 will help to inform the projects next steps.		
#19	Liam Robson	Environment Agency	Bungay Flood Risk Management Project We are in the early stages of a project in Bungay. We are updating our flood risk model of the River Waveney to help improve our understanding of flood risk in Bungay and the surrounding area. This update will use information obtained from the December flood event to make the modelling as representative as possible. This modelling will help inform an 'initial assessment' to explore options to manage the flood risk, working with the community and our partners, such as East Suffolk Council, Suffolk County Council and Norfolk County Council.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#20	Liam Robson	Environment Agency	We are pleased to note that consideration will be given to the need to review the SFRA. Guidance on when to update your SFRA is available on the following link: <a href="https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment#when-to-review-or-update-your-sfra">https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment#when-to-review-or-update-your-sfra</a>	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#21	Liam Robson	Environment Agency	The modelling used to inform the previous SFRA relevant to the Broads Authority area has not been updated since the SFRA's publication. As mentioned above the majority of the models will be updated by the modelling supporting the BFI. Please see the table below for more details. <Table is at Appendix B>	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#22	Liam Robson	Environment Agency	Please note the table above only details the models which cover the Broads Authority area. The previous SFRA covered several LPA districts, so more models were used than listed above. Some models outside of the Broads Authority area have been updated since its publication. This will mean other authorities will have new flood models available to update the SFRA. Should the SFRA be updated consideration will need to be given to how to do this due to the cross over with other authority areas.	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#23	Liam Robson	Environment Agency	In addition to updated modelling you should also consider the updated climate change allowances and guidance provided in the hyperlink above. Since the SFRA was published our climate change guidance and the allowances for fluvial flooding and sea level rise have been updated. Our modelling does not currently reflect these changes. Therefore there is an option for you to update the SFRA to ensure it considers the latest climate change guidance. However the new climate change allowances will be incorporated in the model updates undertaken as part of the BFI work, so you could wait until the modelling we are undertaking is completed.	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.

Ref	Name	Organisation	Comment	BA response	Amendments
#24	Liam Robson	Environment Agency	In determining whether to update the SFRA it is important to understand if the local plan review will involve changing or updating the current development allocations. This will dictate if an assessment against fluvial, tidal and coastal flood risk is required and therefore if the SFRA should be updated. If allocations are in flood risk areas, you are likely to need an updated evidence base to consider the latest climate change. This would need to be updateable in the future so it can consider our new modelling for the Broads and coast once it is complete.	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#25	Liam Robson	Environment Agency	ENV2 In relation to policy ENV2, we would recommend revising as follows: To safeguard a sustainable supply of water, to protect and improve water quality, and to use water efficiently. The addition of the word 'protect' covers the requirements of water framework directive to protect and prevent deterioration.	Agreed.	Change ENV 2 to: To safeguard a sustainable supply of water, to protect and improve water quality, and to use water efficiently
#26	Liam Robson	Environment Agency	ENV 5. It would be good if the document could include the word resilient in this objective. It's similar to the word adapt but it is more consistent with the wording in EA2025 and other government policy which aims to help communities to become more resilient to a changing climate. Suggestion for ENV5 SA Objective wording: To adapt, become resilient and mitigate against the impacts of climate change. The decision criteria question could be: Will the plan help communities become more resilient and adapt to the impacts of climate change?	Agreed.	Change ENV5 to: To adapt, become resilient and mitigate against the impacts of climate change and add Will the allocation/policy/strategic action help communities become more resilient and adapt to the impacts of climate change to the decision-making questions.
#27	Liam Robson	Environment Agency	ENV6 – The decision making criteria are a little muddled and repetitive please see ideas below. <ul style="list-style-type: none"> <li>· Bullet point 1 could be changed to: Will the plan guide inappropriate development away from flood risk areas?</li> <li>· Bullet point 2 could be changed to: Does the plan ensure that where development in flood risk areas is permitted, the risks to people and property are managed/mitigated?</li> <li>· Bullet point 4 implies development should be located in the areas at highest risk of flooding? Development should be located in areas at lowest risk.</li> <li>· Bullet point 7 – This could be changed to: Will the plan consider the risk of flooding to communities/allocations both now and in the future taking account of climate change?</li> <li>· Bullet point 13 – Could this be changed to consider flood risk in general and not just the coast. We would not want the local plan to impact future flood risk management projects/schemes or impact on the outcome of the BFI. Could it be changed to: Does the policy affect opportunities for future flood and coastal risk management?</li> <li>· Bullet point 14 – As above could this be changed to: Does the allocation/policy/strategic action restrict choice for managing flood risk and the coast in the future?</li> </ul>	Agreed.	Decision making criteria amended to reflect these comments.
#28	Ian Robinson	RSPB	Page 11 3.7 – Water. Last sentence is inaccurate. Deficiency is affecting the entirety now and isn't just a factor which may affect the Broads during peak tourist season, influx during this season will only exacerbate the problem.	Agreed.	Will amend this section to reflect this comment.

Ref	Name	Organisation	Comment	BA response	Amendments
#29	Ian Robinson	RSPB	Page 18 3.9 – the statement ‘parts of the Yare Broads and Marshes are unfavourable due to excess water levels – this doesn’t align with the unit condition assessment.	Noted.	Will check the assessment and amend as required.
#30	Ian Robinson	RSPB	In addition need to state the pattern of inundation/rainfall is changing and species are unable to adapt to these changes.	Noted.	Will add this to the text.
#31	Ian Robinson	RSPB	<p>Consideration needs to be given to translocating species ahead of any irreversible changes resulting from climate change or sea level rise. Follow up comment:</p> <p>If species such as fen orchid or any of the 66 species which are found exclusively in the Broads and which have been the subject of conservation action and management for many years were deemed worthy of protection organisations and protected landscape should consider how to maintain populations in the short term.</p> <p>Part of that approach would need to be ensuring management is optimal to at least maintain and ideally increase numbers.</p> <p>In parallel there needs to be planning and input from statutory agencies (e.g. NE, EA, BA) as well as NGO’s and landowners regarding how to deal with species which have niche requirements (like fen orchid) and which would be difficult to maintain in situ (in the face of climate change and sea level rise).</p> <p>The decision might be one of maintain with the ultimate view that the species will ultimately be lost, or it may be maintain with the aim of finding alternative sites further inland which could become sites able to accept species in the Broads under threat, and which have suitable conditions to support successful translocation.</p> <p>The point I was trying to make is to start considering these issues now and looking for potential donor sites and planning in advance of irreversible changes. It really requires a partnership approach and where a species is championed by an organisation that organisation should act as lead supported by others.</p> <p>There will also be a need to communicate the likelihood of change, along the lines that Broadland Futures Initiative and Water Resources East are doing.</p>	The Broads Authority have been discussing actual species translocation, species translocation via habitat connectivity with partners for decades and have supported several active projects within the Broads. We are supporting BFI who are reviewing salinity and hydrological connection to assess climate change or sea level rise risk factors. Our Biodiversity Audit outlines some of this risk.	No change to document but will consider this comment as produce the Local Plan for the Broads and Broads Plan.
#32	Ian Robinson	RSPB	General Comment – a lot of the maps are useful, but the resolution is too fine and makes it difficult to make use of them/see detail	Noted. These were how the maps were sent to us.	Will liaise with data provider about ways to present data in future iterations of the SA.
#33	Ian Robinson	RSPB	Page 23 STEAM report Fig 4 – acronyms need clarifying. The information provided is useful but is hard to interpret	Noted. In future iterations, will provide some explanation.	In future versions, explain the STEAM data.
#34	Ian Robinson	RSPB	Page 32 Map 16 – relevance. Much of the dark blue area is farmland and has negligible issues related to housing. The map provides a disproportionate assessment of reality.	LSOAs (Lower-layer Super Output Areas) are small areas designed to be of a similar population size, with an average of approximately 1,500 residents or 650 households. The issue may be as to how much of a LSOA is actually within the Broads, and the recently completed Indices of Multiple Deprivation Topic Paper	No change.

Ref	Name	Organisation	Comment	BA response	Amendments
				shows things in more detail and provides estimates of the amount of a LSOA that is within the Broads.	
#35	Ian Robinson	RSPB	Page 39 Map 17 Page 40 Map 18 and Page 43 Map 19 – of very little use due to there being too much information crammed into a very small area. Might be better to provide a link to enable interpretation with better resolution	Noted. These were how the maps were sent to us.	Will liaise with data provider about ways to present data in future iterations of the SA.
#36	Ian Robinson	RSPB	Page 44 Map 20 – don't understand the relevance of this map, needs context	As stated in the report, this map shows incidences of crime near to the Broads in Norwich along the banks of the River Wensum.	No change.
#37	Ian Robinson	RSPB	Page 14 etc 6.4 – opportunity. Add 'educate residents in and adjacent to the National Park in wiser, more sustainable use of water resource.'	Comment noted. Whilst the BA does have an education function, that tends to be more in relation to school children rather than homeowners. We think that Essex and Suffolk Water and Anglian Water Services are best placed to deliver such education.	No change.
#38	Ian Robinson	RSPB	Page 19 8.4 – are the timescales fixed? I wonder if there could be alignment with Shoreline Management Plan terminology and use of the timescales used therein e.g. short=0-25 years, medium=25-50 years, long= 50-100 years.	Various other Suffolk and Norfolk LPAs and National Park Authorities were asked what timescales they use in their SA and the timescales as set out in the SA Scoping Report seem to be common.	No change.
#39	Ian Robinson	RSPB	8.8 – does the word cumulative mean the same as in-combination	In combination would be the correct term for HRA, but this is SA. Note that 8.9 relates to synergistic effects and that is like in combination.	No change.
#40	Ian Robinson	RSPB	Page 39 – ENV2 – misses the main factor namely use of/demand for water by householders is too high and unsustainable	Point noted and that is inferred in the wording that relates to the zone being in deficit.	No change.
#41	Ian Robinson	RSPB	ENV3 – add physical management and maintenance of habitats	Agreed.	Add this to decision making criteria for ENV3.
#42	Ian Robinson	RSPB	ENV5 -add impact of shoreline management plans.	More relevant to ENV6 - agree and add that to decision making criteria.	Amend decision making criteria for ENV6: Does the allocation/policy/strategic action affect the shoreline management plan?

Ref	Name	Organisation	Comment	BA response	Amendments
#43	Andrew Marsh	Historic England	<p>We recommend that the special qualities of the Broads, point 'J' is renamed 'Historic Environment'. The historic environment is considered the most appropriate term to use as a topic heading as it encompasses all aspects of heritage, for example the tangible heritage assets and less tangible cultural heritage, and both designated and non-designated heritage assets. Point 'J' should then list heritage asset using terminology consistent with the NPPF, namely:</p> <ul style="list-style-type: none"> <li>• Listed Buildings</li> <li>• Scheduled Monuments</li> <li>• Conservation Areas</li> <li>• Registered Parks and Gardens</li> <li>• Registered Battlefields</li> <li>• Protected Wrecks</li> <li>• Non-designated heritage assets / Local Heritage Assets / Locally Listed Heritage Assets / Locally Listed Buildings</li> <li>• Heritage at Risk</li> </ul>	Agree with the change to the text. The list could be included as a footnote.	Amend point j to Historic Environment and add list as a footnote.
#44	Andrew Marsh	Historic England	We welcome the identification of sustainability issues and problems set out in section 6, particularly those related to the historic environment, and are particularly pleased to see reference within the section to setting, archaeology, waterlogged heritage, and heritage at risk.	Support noted.	No change.
#45	Andrew Marsh	Historic England	We are however disappointed that no opportunities have been identified in relation to / for the historic environment, for example are does the Plan offer any opportunities to tackle heritage at risk, or to improve access to and appreciation of heritage assets?	The SWOT analysis does not relate just to the Local Plan. It is a SWOT analysis of the area. That being said, comment noted and working with the Historic Environment Manager, we will include the opportunities, for example the Water Mills and Marshes work.	Incorporate opportunities relating to heritage and the historic environment into the SWOT analysis.
#46	Andrew Marsh	Historic England	We very much welcome the Sustainability Appraisal Objectives set out within section 7.1, particularly Objective ENV9, 'To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings'. Overall the objectives demonstrate an integrated approach to the conservation and enhancement of the historic environment which sees the interrelationship between conservation and other spatial planning goals recognised within several different policies rather than in isolation.	Support noted.	No change.
#47	Andrew Marsh	Historic England	We look forward to engaging with you as these proposals progress over the coming months. Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that these would have an adverse impact upon the historic environment.	Noted.	No change.

## Appendix 2 – The Baseline

The baseline has been updated and can be referenced here: [Publication SA Appendix 2: Baseline July 2024](#).

Geodiversity information can be referenced here: [Norfolk geodiversity audit database for Broads](#).

## Appendix 3 – Literature Review

The SAs of previous versions of the Local Plan reviewed many documents and these can be found here:

- SA Scoping Report: [https://www.broads-authority.gov.uk/data/assets/pdf\\_file/0024/405618/Appendix-2-literature-review.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0024/405618/Appendix-2-literature-review.pdf)
- Issues and Options SA: [https://www.broads-authority.gov.uk/data/assets/pdf\\_file/0023/440465/Literature-Review-Issues-and-Options-April-2022.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0023/440465/Literature-Review-Issues-and-Options-April-2022.pdf)
- Preferred Options SA: [https://www.broads-authority.gov.uk/data/assets/pdf\\_file/0026/513368/Literature-Review-Issues-and-Options-Jan-2024.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0026/513368/Literature-Review-Issues-and-Options-Jan-2024.pdf) (erroneously called Issues and Options, but it is the literature review for the Preferred Options).

The documents reviewed in this SA are new ones that have been reviewed. Go [here](#) for the additions to the literature review.

## Appendix 4 – Sustainability Appraisal Framework

SA Objective	SEA General Theme	Decision making criteria/prompting questions
ENV1: To reduce the adverse effects of traffic (on roads and water).	Climate change, air and pollution.	<ul style="list-style-type: none"> <li>• How does the policy/allocation/strategic action affect:               <ul style="list-style-type: none"> <li>○ Walking, cycling, public transport?</li> <li>○ Air quality?</li> <li>○ Amenity?</li> <li>○ Single occupancy car use?</li> <li>○ Use of waterways?</li> <li>○ Access to special qualities of the Broads by sustainable transport modes?</li> <li>○ The net impact of transport infrastructure such as road signage, lighting, conspicuous structures and parking?</li> </ul> </li> <li>• What is the resulting impact of traffic on               <ul style="list-style-type: none"> <li>○ Heritage?</li> <li>○ Landscape?</li> <li>○ People?</li> <li>○ Water?</li> </ul> </li> <li>• Is the allocation within walking distance<sup>2</sup> or cycling distance<sup>3</sup> of key services<sup>4</sup>?</li> <li>• Will routes be               <ul style="list-style-type: none"> <li>○ functional and accessible for all?</li> <li>○ safe and attractive public spaces?</li> </ul> </li> <li>• 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?</li> </ul>
ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.	Land, water and soil resources.	<ul style="list-style-type: none"> <li>• How does the policy/allocation/strategic action affect               <ul style="list-style-type: none"> <li>○ Water quality?</li> <li>○ Water quantity?</li> <li>○ Surface water run off? Does it reduce run-off rates? Does it increase water absorption / management?</li> <li>○ Wastewater?</li> <li>○ Drainage?</li> <li>○ Pathways for pollutants?</li> </ul> </li> </ul>
ENV3: To protect and enhance biodiversity and geodiversity.	Biodiversity.	<ul style="list-style-type: none"> <li>• How does the policy/allocation/strategic action affect:               <ul style="list-style-type: none"> <li>○ The ability to retain and maintain soil carbon?</li> <li>○ Geological interests?</li> <li>○ The potential for managed accessible geological feature exposures?</li> <li>○ County Wildlife Sites?</li> </ul> </li> </ul>

<sup>2</sup> Manual for Streets says this is 10 minutes/800m

<sup>3</sup> Suffolk County Council and Norfolk County Council do not have official cycling distances. Suffolk County Council suggested between 5km and 10km and Norfolk County Council suggested up to 5 miles. For the purposes of the SA assessment, a distance of around 3 to 6 miles or 30 minute is used, but taking into consideration gradient, safety (or perception of) and convenien of routes.

SA Objective	SEA General Theme	Decision making criteria/prompting questions
		<ul style="list-style-type: none"> <li>○ Local and National Nature Reserves?</li> <li>○ Ramsar Sites?</li> <li>○ SPAs, SACs?</li> <li>○ SSSIs?</li> <li>○ BAP Priority Species and habitats?</li> <li>○ Habitat connectivity and Ecological Networks?</li> <li>○ Trees and hedgerows?</li> <li>○ Waterbodies?</li> <li>○ Green Infrastructure?</li> <li>○ physical management and maintenance of habitats?</li> <li>○ Habitat creation?</li> <li>○ Habitat restoration?</li> </ul>
ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.	Cultural heritage, landscape and townscape.	<ul style="list-style-type: none"> <li>● How does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> <li>○ The setting of the Broads?</li> <li>○ The perception of the Broads?</li> <li>○ The Landscape Character?</li> <li>○ Cultural heritage and heritage assets?</li> <li>○ Dark skies and tranquillity?</li> <li>○ The special qualities of the Broads<sup>5</sup>?</li> <li>○ Landscape features?</li> <li>○ Peat?</li> <li>○ Conservation Areas?</li> <li>○ Designated and undesignated heritage assets?</li> <li>○ The quality and local distinctiveness of the Broads towns/villages/buildings?</li> <li>○ Open Space?</li> <li>○ Green Infrastructure?</li> <li>○ Harmful incremental change?</li> </ul> </li> </ul>
ENV5: To adapt, become resilient and mitigate against the impacts of climate change	Climate change, air and pollution.	<ul style="list-style-type: none"> <li>● How does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> <li>○ Emissions of greenhouse gases?</li> <li>○ Sequestering carbon dioxide?</li> <li>○ Single occupancy car use?</li> <li>○ HGV/delivery movements?</li> <li>○ Public transport?</li> <li>○ Cycling/walking?</li> <li>○ Boat emissions?</li> </ul> </li> </ul>

<sup>5</sup> Taken from the 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.

SA Objective	SEA General Theme	Decision making criteria/prompting questions
		<ul style="list-style-type: none"> <li>○ The ability of communities to adapt?</li> <li>○ The ability of habitats and species to adapt?</li> <li>○ Peat?</li> <li>○ Energy use?</li> <li>○ Open Space?</li> <li>○ Green Infrastructure?</li> <li>○ Solar shade/solar gain?</li> <li>○ Mitigating/adapting to overheating?</li> <li>○ Nature based solutions over hardscape (SuDS, attenuation, screening, etc.), where relevant</li> <li>● Will the allocation/policy/strategic action help communities become more resilient and adapt to the impacts of climate change</li> </ul>
ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.	Land, water and soil resources. Climate change, air and pollution.	<ul style="list-style-type: none"> <li>● Will the allocation/policy/strategic action <ul style="list-style-type: none"> <li>○ guide inappropriate development away from flood risk areas?</li> <li>○ ensure that where development in flood risk areas is permitted, the risks to people and property are managed/mitigated?</li> <li>○ consider the risk of flooding to communities/allocations both now and in the future taking account of climate change?</li> <li>○ affect opportunities for future flood and coastal risk management?</li> <li>○ restrict choice for managing flood risk and the coast in the future?</li> </ul> </li> <li>● Does the policy consider different sources of flooding<sup>6</sup>?</li> <li>● Does the allocation/policy/strategic action affect the shoreline management plan?</li> </ul>
ENV7: To manage resources sustainably through the effective use of land, energy and materials.	Land, water and soil resources.	<ul style="list-style-type: none"> <li>● Is the allocation on: <ul style="list-style-type: none"> <li>○ Brownfield Land?</li> <li>○ Greenfield Land?</li> </ul> </li> <li>● Does the allocation use land effectively?</li> <li>● Does the allocation/policy/strategic action affect energy efficiency?</li> <li>● Are there any safeguarded mineral sites?</li> <li>● Will it prevent the sterilisation of known or suspected mineral resources by development?</li> <li>● Does the policy consider origin of resource/where resource derived from?</li> <li>● Is the allocation on: <ul style="list-style-type: none"> <li>○ Contaminated land</li> <li>○ Best and most versatile agricultural land</li> </ul> </li> </ul>
ENV8: To minimise the production and impacts of waste through reducing what is wasted and re-using and recycling what is left.	Population and human health. Climate change, air and pollution.	<ul style="list-style-type: none"> <li>● Does the policy help reduce waste, reuse waste or recycle/compost?</li> </ul>

<sup>6</sup> 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.

SA Objective	SEA General Theme	Decision making criteria/prompting questions
ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings	Cultural heritage, landscape and townscape.	<ul style="list-style-type: none"> <li>• Does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> <li>○ The quality and local distinctiveness of the Broads towns/villages/buildings?</li> <li>○ Designated and undesignated heritage assets?</li> <li>○ Conservation Areas?</li> <li>○ Archaeology?</li> <li>○ Local culture and traditions?</li> <li>○ The wider cultural heritage of the broads?</li> <li>○ The history, traditions, customs and the spaces and places these rely upon or relate to?</li> </ul> </li> </ul>
ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.	Cultural heritage, landscape and townscape.	<ul style="list-style-type: none"> <li>• Does the allocation/policy/strategic action <ul style="list-style-type: none"> <li>○ Appreciate what is special about the site?</li> <li>○ Relate to the site's setting in the landscape/townscape?</li> <li>○ Appreciate the rich cultural heritage of the area?</li> <li>○ Address/consider residential amenity?</li> </ul> </li> <li>• Are these issues considered? <ul style="list-style-type: none"> <li>○ local character (including landscape setting)</li> <li>○ safe, connected and efficient streets</li> <li>○ a network of greenspaces (including parks) and public places</li> <li>○ crime prevention</li> <li>○ security and lighting measures in the context of dark skies</li> <li>○ access and inclusion</li> <li>○ efficient use of natural resources</li> <li>○ cohesive &amp; vibrant neighbourhoods</li> <li>○ layout – the way in which buildings and spaces relate to each other</li> <li>○ form – the shape of buildings</li> <li>○ scale – the size of buildings</li> <li>○ detailing – the important smaller elements of building and spaces</li> <li>○ materials – what a building is made from</li> <li>○ sensitive design of road infrastructure? (E.g. reduced signage road markings, use of local materials and alternative traffic calming methods).</li> <li>○ efficient use of land in sustainable locations for higher density development</li> <li>○ housing design that promotes good space standards</li> </ul> </li> </ul>
ENV11: To improve air quality and minimise noise, vibration and light pollution.	Population and human health. Climate change, air and pollution.	<ul style="list-style-type: none"> <li>• Does the allocation/policy/strategic action affect: <ul style="list-style-type: none"> <li>○ Air quality?</li> <li>○ Noise production?</li> <li>○ Vibration?</li> <li>○ Light pollution/dark skies?</li> </ul> </li> <li>• How does the allocation/policy/strategic action relate to Air Quality Management Areas?</li> <li>• Would the allocation make additional noise or be sensitive to the prevailing acoustic environment?</li> </ul>

SA Objective	SEA General Theme	Decision making criteria/prompting questions
		<ul style="list-style-type: none"> <li>• Have cumulative impacts of development/change been considered?</li> <li>• Does the allocation/policy/strategic action affect the tranquillity of the Broads?</li> </ul>
ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape	Climate change, air and pollution. Cultural heritage, landscape and townscape.	<ul style="list-style-type: none"> <li>• Does the allocation/policy/strategic action affect               <ul style="list-style-type: none"> <li>○ Renewable/low carbon energy generation?</li> <li>○ Renewable/low carbon energy transmission?</li> <li>○ The setting of the Broads?</li> <li>○ The perception of the Broads?</li> <li>○ The Landscape Character?</li> <li>○ The special qualities of the Broads?</li> </ul> </li> <li>• Have Cumulative impacts of renewable/low carbon energy generation been considered?</li> </ul>
SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.	Population and human health.	<ul style="list-style-type: none"> <li>• Does the allocation/policy/strategic action:               <ul style="list-style-type: none"> <li>○ Affect physical and/or mental health?</li> <li>○ Affect wellbeing?</li> <li>○ Promote active lifestyles?</li> <li>○ Promote active travel?</li> </ul> </li> <li>• Does the allocation/policy/strategic action include:               <ul style="list-style-type: none"> <li>○ Publicly accessible open space?</li> <li>○ Sports facilities?</li> <li>○ Health infrastructure?</li> </ul> </li> <li>• Does the policy enable active use of water space?</li> </ul>
SOC2: To reduce poverty, inequality and social exclusion.	Population and human health. Inclusive communities.	<ul style="list-style-type: none"> <li>• Does the allocation/policy/strategic action affect any of these domains?               <ul style="list-style-type: none"> <li>○ Income</li> <li>○ Employment</li> <li>○ Health and Disability</li> <li>○ Education, Skills and Training</li> <li>○ Barriers to Housing and Services</li> <li>○ Crime</li> <li>○ Living Environment</li> </ul> </li> <li>• Does the allocation/policy/strategic action affect inclusive communities?</li> <li>• Does it affect community cohesion?</li> <li>• Does it affect quality of life?</li> <li>• Does the policy avoid potential for inequality or serve to positively address existing identified inequalities through its implementation?</li> <li>• Does the allocation/policy mean lack of accessibility or the need to travel longer distances?</li> </ul>
SOC3: To improve education and skills including those related to local traditional industries.	Population and human health. Economic Activity.	<ul style="list-style-type: none"> <li>• Is the allocation/policy/strategic action for an education/skills establishment?</li> <li>• Does the policy/allocation/strategic action enable improved understanding of the special qualities, pressures and management of the Broads to all?</li> </ul>

SA Objective	SEA General Theme	Decision making criteria/prompting questions
		<ul style="list-style-type: none"> <li>• Does it relate to Traditional Broads industries?</li> <li>• Will it facilitate improved access to vocational training, education and skills for all, including young people?</li> <li>• Will it facilitate opportunity for delivery and uptake of traditional skills training which may benefit wider Broads purposes?</li> <li>• Does the allocation/policy mean lack of accessibility or the need to travel longer distances?</li> </ul>
SOC4: To enable suitable stock of housing meeting local needs including affordability.	Population and human health. Inclusive communities.	<ul style="list-style-type: none"> <li>• Does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> <li>○ Housing?</li> <li>○ Affordable Housing?</li> <li>○ Gypsy and Traveller accommodation?</li> <li>○ Residential moorings/boats used as residences?</li> <li>○ Older persons housing?</li> <li>○ Specialist housing?</li> </ul> </li> </ul>
SOC5: To maximise opportunities for new/ additional employment	Economic activity.	<ul style="list-style-type: none"> <li>• Does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> <li>○ Employment land uses?</li> <li>○ Numbers of jobs?</li> <li>○ Tourism?</li> <li>○ Does it relate to Traditional Broads industries?</li> </ul> </li> </ul>
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.	Population and human health. Inclusive communities.	<ul style="list-style-type: none"> <li>• Is the allocation/policy/strategic action within walking distance (800m) from Key Services?</li> <li>• Is the allocation within a settlement boundary?</li> <li>• Is the allocation/policy/strategic action for a key service?</li> <li>• Will the allocation/policy/strategic action affect public transport, walking and cycling?</li> <li>• Does the policy/allocation/strategic action relate to Local Green Space?</li> <li>• Will routes be functional and accessible for all?</li> <li>• Will routes be safe and attractive public spaces?</li> <li>• 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?</li> <li>• 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?</li> </ul>
SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.	Population and human health. Inclusive communities.	<ul style="list-style-type: none"> <li>• Does the policy/allocation/strategic action relate to: <ul style="list-style-type: none"> <li>○ Designing out crime?</li> <li>○ Designing in community safety?</li> <li>○ An inclusive environment?</li> <li>○ Robust structure and identity?</li> <li>○ Interaction with other uses positively?</li> <li>○ Avoiding opportunities for conflict?</li> </ul> </li> </ul>

SA Objective	SEA General Theme	Decision making criteria/prompting questions
ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.	Economic activity.	<ul style="list-style-type: none"> <li>• Will it provide the spaces and infrastructure to support self-employment opportunities and business start-up?</li> <li>• Will it support existing business viability and local employment growth?</li> <li>• Does it contribute to a thriving rural community?</li> <li>• Does it contribute to a prosperous rural community?</li> </ul>
ECO2: To ensure the economy actively contributes to social and environmental well-being.	Economic activity. Population and human health. Inclusive communities	<ul style="list-style-type: none"> <li>• How does the policy/allocation/strategic action affect 'Social Capital'? <ul style="list-style-type: none"> <li>○ Skills development</li> <li>○ Community cohesion</li> <li>○ Amenity</li> <li>○ Job provision</li> <li>○ Quality of life</li> </ul> </li> <li>• How does it affect 'Low Carbon'? <ul style="list-style-type: none"> <li>○ Innovation</li> <li>○ Resource efficiency</li> </ul> </li> <li>• How does it affect 'Natural Capital'? <ul style="list-style-type: none"> <li>○ Landscape</li> <li>○ Biodiversity</li> </ul> </li> </ul>
ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.	Economic activity. Population and human health. Inclusive communities.	<ul style="list-style-type: none"> <li>• Does the policy/allocation/strategic action affect: <ul style="list-style-type: none"> <li>○ Sustainable tourism.</li> <li>○ Responsible tourism.</li> </ul> </li> <li>• Does it: <ul style="list-style-type: none"> <li>○ Promote enjoyment and understanding of the Broads?</li> <li>○ Raise awareness of the Broads as a special destination?</li> <li>○ Drive up the quality of the visitor experience?</li> <li>○ Strengthen tourism performance across the whole Broads area?</li> <li>○ Maintain the Broads' position as a premier inland boating destination in the UK?</li> <li>○ Respect the sensitive environment of the Broads?</li> <li>○ Provide the right conditions for successful tourism businesses?</li> <li>○ Will it maximise benefits and minimise impacts from visitors to communities?</li> </ul> </li> </ul>

## Appendix 5 – Assessment of each policy & reasonable alternatives against SA Objectives.

### Policy PUBDM1: Major Development in the Broads

	A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy
ENV1			
ENV2			
ENV3	+ Biodiversity is a special quality of the Broads, and the policy refers to protecting European protected sites.	?	+ Biodiversity is a special quality of the Broads, and the policy refers to protecting European protected sites.
ENV4	+ The landscape character is protected through the policy.	?	+ The landscape character is protected through the policy.
ENV5			
ENV6			
ENV7			
ENV8			
ENV9	+ Heritage is protected through the policy.	?	+ Heritage is protected through the policy.
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			

With other policies in the Local Plan as well as the NPPF, there is protection for the Broads. But this policy not only seeks protection in line with the NPPF, it seeks to define locally major development.

		A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy
SOC7				
ECO1				
ECO2	+	Policy relates to development that does not impact the special qualities of the Broads.	?	+ Policy relates to development that does not impact the special qualities of the Broads.
ECO3	+		?	+ Policy relates to development that does not impact the special qualities of the Broads.

**Policy PUBDM2: Embodied Carbon**

		A: Proposed Publication version policy	B: No specific policy	
ENV1			<p>The impacts are uncertain. That being said, if there is no policy that does not seek to justify demolition, more buildings could be demolished without due consideration as there are no other policy levers available.</p>	
ENV2				
ENV3				
ENV4	?	The choice of materials can impact a landscape and townscape. Choice of materials is an important consideration for schemes in the Broads.		?
ENV5	+	Policy addresses carbon emissions.		?
ENV6				
ENV7	+	Policy seeks re-use of buildings and materials rather than demolition and disposal.		?
ENV8	+	Policy seeks re-use of buildings and materials rather than demolition and disposal.		?
ENV9	?	The choice of materials can impact a heritage asset. Choice of materials is an important consideration for schemes in the Broads.		?
ENV10	?	Choice of materials is an important consideration for schemes in the Broads.		?
ENV11				
ENV12				
SOC1	+	There are benefits to health and wellbeing by responding to climate change.		?
SOC2				

	A: Proposed Publication version policy	B: No specific policy
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1		
ECO2		
ECO3		

**Policy PUBDM3: Pollution and Hazards in development and protecting environmental quality**

		A: No policy	B: Proposed Publication version policy	
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>		
ENV2	?		+	Policy refers to water pollution.
ENV3	?		+	Fundamentally, the policy seeks to protect the environment.
ENV4				
ENV5	?		+	Taken in the round, there could be benefits of the policy to climate change.
ENV6				
ENV7				
ENV8	?		+	Taken in the round, there could be benefits of the policy in terms of waste.
ENV9				
ENV10				
ENV11	?		+	Policy refers to air and light pollution.
ENV12				
SOC1	?		+	Fundamentally, the policy seeks to reduce emissions and protect things like water quality with associated health benefits.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				

		A: No policy	B: Proposed Publication version policy
ECO2			
ECO3			

**Policy PUBSP1: Responding to the Climate Emergency**

		A: Proposed Publication version policy	B: No specific policy	C: Original 2019 Local Plan policy	
ENV1	+	Policy refers to locating development with good access to services and facilities.	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	+	Policy relates to climate change.		+	Policy relates to climate change.
ENV6	+	Policy refers to SuDS			
ENV7	+	Policy refers to construction and the lifecycle of the development.		+	Policy refers to the lifecycle of the development.
ENV8					
ENV9					
ENV10					
ENV11					
ENV12	+	Policy refers to renewable energy.		+	Policy refers to renewable energy.
SOC1	+	There are benefits to health and wellbeing by responding to climate change.		+	There are benefits to health and wellbeing by responding to climate change.
SOC2					
SOC3					
SOC4					
SOC5					
SOC6	+	Policy refers to locating development with good			

	A: Proposed Publication version policy	B: No specific policy	C: Original 2019 Local Plan policy
	access to services and facilities.		
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM4: Climate change adaptation and resilience checklist**

	A: Proposed Publication version policy	B: No specific policy	
ENV1		The impacts are uncertain. That being said, if there is no policy that does not seek to prompt applicants about how their scheme will operate and function in a changing climate, they may not consider this.	
ENV2			
ENV3			
ENV4			
ENV5	+ The policy is about adapting to and becoming resilient to climate change.		?
ENV6			
ENV7			
ENV8			
ENV9			
ENV10	+ Generally, by adapting to climate change and being resilient the design will be good.		?
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
<b>ECO2</b>			
<b>ECO3</b>			

**Policy PUBDM5: Water quality and foul drainage**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2	+ Fundamentally, the policy is about the use of water.	+ Fundamentally, the policy is about the use of water.	?
ENV3	+ Protecting water quality benefits biodiversity.	+ Protecting water quality benefits biodiversity.	?
ENV4			
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	+ Water is important to the health and wellbeing of people.	+ Water is important to the health and wellbeing of people.	?
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty.

**Policy PUBDM6: Boat wash-down facilities**

Policy is the same as the 2019 Local Plan. There are no reasonable alternatives identified at this stage.

A: Proposed Publication version policy	
ENV1	
ENV2	+ A key aim of the policy is to reduce paint residues and copper levels in sediment.
ENV3	+ Paint residues and Copper in sediment can harm biodiversity. The policy also relates to biosecurity and invasive species.
ENV4	
ENV5	
ENV6	
ENV7	
ENV8	
ENV9	
ENV10	
ENV11	
ENV12	
SOC1	
SOC2	
SOC3	
SOC4	
SOC5	
SOC6	
SOC7	
ECO1	? This extra requirement could add costs to a business.
ECO2	+ Appropriate wash down facilities will mean that businesses contribute to environmental wellbeing.

		A: Proposed Publication version policy
ECO3	?	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.

There are no reasonable alternatives. Given the importance of addressing the issue of biosecurity and anti-fouling paint, not to have a policy is seen as an unreasonable alternative

**Policy PUBM7: Water efficiency and re-use**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2	+ Fundamentally, the policy is about the use of water.	+ Fundamentally, the policy is about the use of water.	?
ENV3			
ENV4			
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	+ Water is important to the health and wellbeing of people.	+ Water is important to the health and wellbeing of people.	?
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2	+ Policy ensures that it is not just residential schemes that consider and address water efficiency.	+ Policy ensures that it is not just residential schemes that consider and address water efficiency.	?

The fall back position would be water use for dwellings of 125l/h/d. Also, there would be no requirement for some other uses, like campsite, to consider and address water efficiency.

Given the area is in water stress, and there is evidence to justify a tighter water standard, a policy is considered needed.

ECO3	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy

**Policy PUBSP2: Strategic flood risk policy**

		A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy	
ENV1			Not having a policy does not mean that these issues will not be considered or addressed; a policy provides certainty.		
ENV2					
ENV3	+	Policy refers to biodiversity and habitats.		?	+
ENV4					
ENV5	+	Flooding is likely to get worse as a result of climate change.		?	+
ENV6	+	Policy relates to flooding. Refers to relevant risk management authorities.		?	+
ENV7					
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1	+	Flooding impacts health and wellbeing.	?	+	
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3					

**Policy PUBDM8 Development and flood risk**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2			
ENV3	+ Policy refers to biodiversity and habitats.	+ Policy refers to biodiversity and habitats.	?
ENV4			
ENV5	+ Flooding is likely to get worse as a result of climate change.	+ Flooding is likely to get worse as a result of climate change.	?
ENV6	+ Policy relates to flooding.	+ Policy relates to flooding.	?
ENV7			
ENV8			
ENV9			
ENV10	+ Generally, design is an important consideration when addressing flood risk.	+ Generally, design is an important consideration when addressing flood risk.	?
ENV11			
ENV12			
SOC1	+ Flooding impacts health and wellbeing.	+ Flooding impacts health and wellbeing.	?
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			

Not having a policy does not mean that these issues will not be considered or addressed; a policy provides certainty.

ECO3	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy

**Policy PUBDM9: Surface water run-off**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2		+ Policy refers to filtering water to avoid contamination.	?
ENV3	+ Policy refers to biodiversity and habitats.	+ Policy refers to biodiversity and habitats.	?
ENV4	+ Design principles reflect public realm and landscape impact.	+ Design principles reflect public realm and landscape impact.	?
ENV5	+ Flooding is likely to get worse as a result of climate change.	+ Flooding is likely to get worse as a result of climate change.	?
ENV6	+ Policy relates to flooding.	+ Policy relates to flooding.	?
ENV7			
ENV8			
ENV9	+ Design principles reflect impact on the historic environment.	+ Design principles reflect impact on the historic environment.	?
ENV10	+ Generally, design is an important consideration when addressing flood risk and SuDS	+ Generally, design is an important consideration when addressing flood risk and SuDS	?
ENV11			
ENV12			
SOC1	+ Flooding impacts health and wellbeing.	+ Flooding impacts health and wellbeing.	?
SOC2			
SOC3			
SOC4			
SOC5			

Not having a policy does not mean that these issues will not be considered or addressed; a policy provides certainty.

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM10: Open space on land, play space, sports fields and allotments.**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1			Open space could be protected through national policy. Without this policy, individual areas of open spare are not protected however. The policy provides more certainty and greater protection.	
ENV2				
ENV3	+ Policy talks of enhancing the biodiversity value.	+ Policy talks of enhancing the biodiversity value.		?
ENV4	+ The various types of open spaces are part of the land and town scape.	+ The various types of open spaces are part of the land and town scape.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11		+ The policy refers to dark skies and appropriate lighting.		?
ENV12				
SOC1	+ Open space and play enable people to be active as well as benefitting nutrition through growing food.	+ Open space and play enable people to be active as well as benefitting nutrition through growing food.		?
SOC2	+ Open spaces and allotments provide a place for people to meet and interact.	+ Open spaces and allotments provide a place for people to meet and interact.	?	
SOC3	+ Open spaces are valued as spaces for social prescribing/volunteering and skills building activities	+ Open spaces are valued as spaces for social prescribing/volunteering and skills building activities	?	
SOC4				
SOC5				

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC6	+ The policy requires any replacement open space to be in as convenient location as the current. It also says that cemeteries need to be sustainable located.	+ The policy requires any replacement open space to be in as convenient location as the current. It also says that cemeteries need to be sustainable located.	?
SOC7	+ Open spaces and allotments provide a place for people to meet and interact.	+ Open spaces and allotments provide a place for people to meet and interact.	?
ECO1			
ECO2			
ECO3	+ Open spaces and allotments provide a place for people to meet and interact.	+ Open spaces and allotments provide a place for people to meet and interact.	?

**Policy PUBDM11: Green and blue infrastructure and Public Rights of Way**

		A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy
ENV1	+	One of the elements of GI is movement routes.	+ One of the elements of GI is movement routes. Policy refers to public rights of ways.	?
ENV2	+	Policy refers to blue infrastructure so there could be benefits relating to water quality.		
ENV3	+	Refers to ecological networks and Local Nature Recovery Strategies and wetland recreation.	+ Refers to ecological networks. Refers to biodiversity net gain and ecological services.	?
ENV4	+	GI in the area is integral to the landscape of the area.	+ GI in the area is integral to the landscape of the area.	?
ENV5	+	Policy refers to GI's role in adaptation and mitigation.	+ Policy refers to GI's role in adaptation and mitigation as well as resilience.	?
ENV6	+	Policy refers to SuDS.		
ENV7				
ENV8				
ENV9	+	GI in the area is integral to the area.	+ GI in the area is integral to the area.	?
ENV10	+	Policy refers to design of GI as well as GI adding to the design of a scheme.	+ Policy refers to design of GI as well as GI adding to the design of a scheme.	?
ENV11				
ENV12				
SOC1	+	GI can benefit mental and physical health and wellbeing.	+ GI can benefit mental and physical health and wellbeing.	?
SOC2				

Not having a policy does not mean that the benefits of having a policy will not be realised. A policy adds certainty.

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3	+ GI can be a reason why people come to the area.	+ GI can be a reason why people come to the area.	?

**Policy PUBSP3: Soils**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy		
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>				
ENV2	?		+	Policy refers to soil erosion and contamination of water environment.	+	Policy refers to soil erosion and contamination of water environment.
ENV3	?		+	Policy refers to invasive species.	+	Policy refers to invasive species.
ENV4						
ENV5	?				+	Policy refers to carbon sinks.
ENV6						
ENV7	?		+	Policy seeks protection of soils and re use of topsoil locally.	+	Policy seeks protection of soils and re use of topsoil locally.
ENV8	?		+	Policy refers to local re use of topsoil.	+	Policy refers to local re use of topsoil.
ENV9						
ENV10						
ENV11						
ENV12						
SOC1						
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						
SOC7						
ECO1						
ECO2						

	A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO3			

**Policy PUBDM12: Peat soils**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy	
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>			
ENV2					
ENV3	?			+ Fundamentally, the policy seeks to protect peat which is a habitat.	+ Fundamentally, the policy seeks to protect peat which is a habitat.
ENV4					
ENV5	?			+ Policy seeks protection of peat, which is a carbon sink. + Talks about requirements of keeping peat wet if it is removed.	+ Policy seeks protection of peat, which is a carbon sink. Talks about requirements of keeping peat wet if it is removed.
ENV6					
ENV7					
ENV8					
ENV9	?			+ If peat is to be removed, policy talks of palaeoenvironments and archaeology.	+ If peat is to be removed, policy talks of palaeoenvironments and archaeology.
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO1				
ECO2				
ECO3				

**Policy PUBSP4: Historic Environment**

The proposed policy is the same as the original 2019 Local Plan policy.

		A: No policy	B: Proposed Publication version policy	
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>		
ENV2				
ENV3				
ENV4	?			+ The historic environment is part of the landscape of the area.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	?			+ Fundamentally, the policy relates to the historic environment.
ENV10	?			+ Design is an important element of the policy.
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				

		A: No policy	B: Proposed Publication version policy
ECO2			
ECO3			

**Policy PUBDM13: Heritage Assets**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2			
ENV3	+ Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit.	+ Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit.	?
ENV4	+ Heritage assets add to the character of an area.	+ Heritage assets add to the character of an area.	?
ENV5			
ENV6			
ENV7			
ENV8		+ Policy seeks re-use of materials.	?
ENV9	+ Fundamentally, the policy relates to heritage assets.	+ Fundamentally, the policy relates to heritage assets.	?
ENV10	+ Policy seeks high quality meeting and design.	+ Policy seeks high quality meeting and design.	?
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			

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

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ECO3	+	Heritage assets are sometimes the reason why people come to an area.	+	Heritage assets are sometimes the reason why people come to an area.	?

**Policy PUBDM14: Re-use, Conversion or Change of Use of Historic Buildings**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2			
ENV3	+ Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit. Policy also talks of biodiversity.	+ Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit. Policy also talks of biodiversity.	?
ENV4	+ Heritage assets add to the character of an area.	+ Heritage assets add to the character of an area.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9	+ Fundamentally, the policy relates to heritage assets.	+ Fundamentally, the policy relates to heritage assets.	?
ENV10	+ Policy seeks high quality meeting and design.	+ Policy seeks high quality meeting and design.	?
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			

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

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO1			
ECO2			
ECO3	+ Heritage assets are sometimes the reason why people come to an area.	+ Heritage assets are sometimes the reason why people come to an area.	?

**Policy PUBSP5: Biodiversity**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
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>	
ENV2				
ENV3	+ Fundamentally, the policy seeks to protect and enhance biodiversity.	+ Fundamentally, the policy seeks to protect and enhance biodiversity.		?
ENV4	+ Essentially, the landscape supports and benefits wildlife by providing habitats. So protecting the landscape will benefit biodiversity and vice versa to some extent.	+ Essentially, the landscape supports and benefits wildlife by providing habitats. So protecting the landscape will benefit biodiversity and vice versa to some extent.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO1			
ECO2			
ECO3			

**Policy PUBDM15: Natural Environment**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
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>	
ENV2				
ENV3	+ Fundamentally, the policy seeks to protect and enhance biodiversity.	+ Fundamentally, the policy seeks to protect and enhance biodiversity.		?
ENV4	+ Essentially, the landscape supports and benefits wildlife by providing habitats. So protecting the landscape will benefit biodiversity and vice versa to some extent.	+ Essentially, the landscape supports and benefits wildlife by providing habitats. So protecting the landscape will benefit biodiversity and vice versa to some extent.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO1			
ECO2			
ECO3			

**Policy PUBDM16: Biodiversity Net Gain**

		A: Proposed Publication version policy	B: No policy	
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 and would ensure 20% BNG rather than 10% BNG..</p>	
ENV2				
ENV3	+	Fundamentally, the policy seeks to protect and enhance biodiversity.		?
ENV4	+	Essentially, the landscape supports and benefits wildlife by providing habitats. So by providing BNG, the landscape will benefit biodiversity and vice versa to some extent.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM17: Mitigating Recreation Impacts**

		A: Proposed Publication version policy	B: No policy	
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>	
ENV2				
ENV3	+	Fundamentally, the policy seeks to protect and enhance biodiversity.		?
ENV4	+	Essentially, the landscape supports and benefits wildlife by providing habitats. So protecting the landscape will benefit biodiversity and vice versa to some extent.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1	+	The mitigation put in place could enable active lifestyles.		?
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM18 Mitigating Nutrient Enrichment Impacts**

		A: Proposed Publication version policy	B: No policy
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>
ENV2	+	Fundamentally, the quality of water will improve.	
ENV3	+	Fundamentally, the policy seeks to protect and enhance biodiversity.	
ENV4	+	Essentially, the landscape supports and benefits wildlife by providing habitats. So protecting the landscape will benefit biodiversity and vice versa to some extent.	
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM19: Trees, woodlands, hedges and shrubs and development**

		A: No specific policy. Rely on GI policy and the natural environment policy.	B: Amend policies GI and Natural Environment to include a greater emphasis on trees, woodlands, hedges and shrubs.	C: Proposed Publication version policy
ENV1	?	The existing policies (with the amendments as set out elsewhere in the Local Plan and SA), do not go into the detail that the options B and C do. Whilst trees and hedgerows may be part of schemes and are related to these two policies, the effects are uncertain due to lack of detail.	+ Trees and other vegetation planted in the right places can help improve urban air quality on a local scale by forming a barrier between people and pollutants. They also remove some particulate pollution from the air by catching the tiny particles on their leaf surfaces	+ Trees and other vegetation planted in the right places can help improve urban air quality on a local scale by forming a barrier between people and pollutants. They also remove some particulate pollution from the air by catching the tiny particles on their leaf surfaces
ENV2				
ENV3	?		+ Trees etc enhance biodiversity.	+ Trees etc enhance biodiversity.
ENV4	?		? The right tree in the right place can help enhance landscapes and townscapes.	? The right tree in the right place can help enhance landscapes and townscapes.
ENV5	?		+ Trees etc are able to sequester carbon dioxide.	+ Trees etc are able to sequester carbon dioxide.
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11	?		+ Trees and other vegetation planted in the right places can help improve urban air quality on a local scale by forming a barrier between people and pollutants. They also remove some	+ Trees and other vegetation planted in the right places can help improve urban air quality on a local scale by forming a barrier between people and pollutants. They also remove some particulate pollution from

		A: No specific policy. Rely on GI policy and the natural environment policy.	B: Amend policies GI and Natural Environment to include a greater emphasis on trees, woodlands, hedges and shrubs.	C: Proposed Publication version policy
			particulate pollution from the air by catching the tiny particles on their leaf surfaces	the air by catching the tiny particles on their leaf surfaces
ENV12				
SOC1	?		+ There are health and wellbeing benefits of retaining plantings	+ There are health and wellbeing benefits of retaining plantings
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM20: Energy demand and performance of new buildings (including extensions)**

	A: Proposed Publication version policy		B: Original 2019 Local Plan policy		C: No specific policy
ENV1					
ENV2					
ENV3					
ENV4					
ENV5	+	Policy refers to energy demand and therefore relates to emissions.	+	Policy refers to energy demand and therefore relates to emissions.	?
ENV6					
ENV7	+	Policy refers to energy efficiency.	+	Policy refers to energy efficiency.	?
ENV8					
ENV9	+	Policy has a section on appropriate energy efficiency measures for older buildings.	+	Policy has a section on appropriate energy efficiency measures for older buildings.	?
ENV10					
ENV11					
ENV12	+	Policy refers to renewable or low carbon energy.	+	Policy refers to renewable or low carbon energy.	?
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					

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

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No specific policy
ECO1			

### Policy PUBDM21: Renewable and low carbon energy

		A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy
ENV1				
ENV2	+	Policy refers to water quality and resources.	?	
ENV3	+	Impact on the special qualities of the Broads is included in the policy, including the natural environment. There is also reference to protecting birds and bats.	?	+ Impact on the special qualities of the Broads is included in the policy, including the natural environment.
ENV4	+	Impact on the special qualities of the Broads is included in the policy, including the landscape.	?	+ Impact on the special qualities of the Broads is included in the policy, including the landscape.
ENV5	+	The benefit of renewable/low carbon energy is that it does not have the emissions associated with burning fossil fuels.	?	+ The benefit of renewable/low carbon energy is that it does not have the emissions associated with burning fossil fuels.
ENV6				
ENV7	+	Seeks use of previously developed land for proposals if possible.	?	+ Seeks use of previously developed land for proposals if possible.
ENV8	?	If the scheme is for Anaerobic Digestion, this would use waste materials.	?	? If the scheme is for Anaerobic Digestion, this would use waste materials.
ENV9	+	Impact on the special qualities of the Broads is included in the policy, including heritage assets.	?	+ Impact on the special qualities of the Broads is included in the policy, including heritage assets.
ENV10	+	Fundamentally, the policy taken together means that any scheme is designed appropriately for the area.	?	+ Fundamentally, the policy taken together means that any scheme is designed appropriately for the area.
ENV11	+	The benefit of renewable/low carbon energy is that it does not have the emissions associated with burning fossil fuels.	?	+ The benefit of renewable/low carbon energy is that it does not have the emissions associated with burning fossil fuels.

		A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy
ENV12	+	Fundamentally, the policy relates to renewable and low carbon energy generation.	?	+ Fundamentally, the policy relates to renewable and low carbon energy generation.
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	+	The policy enables appropriate renewable and low carbon energy schemes that could benefit businesses in the area.	?	+ The policy enables appropriate renewable and low carbon energy schemes that could benefit businesses in the area.
ECO2	+		?	
ECO3	+		?	

**Policy PUBSP6: Landscape character**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy	
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>			
ENV2					
ENV3					
ENV4	?			<p>Fundamentally, the policy + seeks to protect the landscape of the Broads.</p>	<p>Fundamentally, the policy seeks + to protect the landscape and seascape of the Broads.</p>
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3					

**Policy PUBDM22: Development and landscape**

	A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy	
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>			
ENV2			+ Policy refers to planting needing to be water smart.	
ENV3				
ENV4		?	+ Fundamentally, the policy seeks to protect the landscape of the Broads.	+ Fundamentally, the policy seeks to protect the landscape and seascape of the Broads.
ENV5				+ Policy refers to planting needing to consider climate change as well as slat water inundation.
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				

	A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO3			

**Policy PUBDM23: Land raising**

	A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan 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		?	+ Policy seeks protection of habitats.	+ Policy seeks protection of habitats.
ENV4		?	+ Policy seeks protection and consideration of landscape impact.	+ Policy seeks protection and consideration of landscape impact.
ENV5				
ENV6		?	+ Policy refers to flood risk as a consideration.	+ Policy refers to flood risk as a consideration.
ENV7				
ENV8				
ENV9		?	+ Policy refers to impact on archaeology and heritage assets. Wording is stronger than original policy.	+ Policy refers to impact on archaeology and heritage assets.
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				

	A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy
ECO2			
ECO3			

**Policy PUBDM24: Excavated material**

The policy is the same as the 2019 Local Plan version.

		A: No policy	B: Proposed Publication version policy	
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>		
ENV2				
ENV3				
ENV4				
ENV5				
ENV6				
ENV7	?			+ The policy seeks early consideration about what to do with excavated material.
ENV8	?			+ The policy seeks early consideration about what to do with excavated material.
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM25: Utilities infrastructure development**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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	?		+ Policy refers to biodiversity.	+ Policy refers to biodiversity.
ENV4	?		Fundamentally, the policy + seeks to protect the landscape of the Broads.	Fundamentally, the policy seeks + to protect the landscape and seascape of the Broads.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	?		+ Policy refers to historic environment.	+ Policy refers to historic environment.
ENV10				
ENV11	?			+ Policy includes considering impact of lighting.
ENV12				
SOC1	?		+ Policy refers to health impacts of utilities infrastructure.	+ Policy refers to health impacts of utilities infrastructure.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				

	A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO3			

**Policy PUBDM26: Protection and enhancement of settlement fringe landscape character**

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy
ENV1				
ENV2				
ENV3				
ENV4	?		+ Fundamentally, the policy seeks to protect the landscape of the Broads. Does include criteria on landscape features.	+ Fundamentally, the policy seeks to protect the landscape of the Broads.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.		
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM27: Amenity**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1	+ Amenity is an aspect to consider in terms of the adverse impacts of traffic – some of the aspects of the policy could result from traffic.	+ Amenity is an aspect to consider in terms of the adverse impacts of traffic – some of the aspects of the policy could result from traffic.	? Generally, this issue could be addressed through national policy. But given the importance of the issues specifically identified in the policy, having a policy does provide more certainty and protection.
ENV2			
ENV3			
ENV4			
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10	+ Good design is linked to protecting amenity.	+ Good design is linked to protecting amenity.	?
ENV11	+ These issues are mentioned specifically in the policy.	+ These issues are mentioned specifically in the policy.	?
ENV12			
SOC1	+ Fundamentally, by protecting amenity, there will be benefits to physical and mental health.	+ Fundamentally, by protecting amenity, there will be benefits to physical and mental health.	?
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC7			
ECO1			
ECO2	+ Amenity is an aspect to consider if the economy is to actively contribute to social wellbeing.	+ Amenity is an aspect to consider if the economy is to actively contribute to social wellbeing.	?
ECO3			

**Policy PUBSP7: Tranquillity in the Broads**

		A: Proposed Publication version policy	B: No policy
ENV1	+	Whilst not in the policy itself, roads can impact on the tranquillity of an area.	?
ENV2			
ENV3	+	Nature and wildlife are seen as an element of tranquillity.	?
ENV4	+	Naturel beauty and remoteness are seen as elements of tranquillity.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11	+	Fundamentally, these are detractors from tranquillity.	?
ENV12			
SOC1	+	Tranquil areas can be beneficial to health and wellbeing. Also refers to impact on amenity.	?
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

Not having a policy does not necessarily mean that development will impact on tranquillity, but a policy stance adds protection.

**Policy PUBDM28: Light pollution and dark skies**

		A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy		
ENV1			Not having a policy does not mean that these issues will not be considered or addressed; a policy provides certainty.			
ENV2						
ENV3	+	Light pollution can affect wildlife and biodiversity.		?	+	Light pollution can affect wildlife and biodiversity.
ENV4	+	The area has intrinsically dark skies.		?	+	The area has intrinsically dark skies.
ENV5	+	Less lighting or more efficient lighting or lighting that is not on all the time, saves energy,		?	+	Less lighting or more efficient lighting or lighting that is not on all the time, saves energy,
ENV6						
ENV7	+	Less lighting or more efficient lighting or lighting that is not on all the time, saves energy,		?	+	Less lighting or more efficient lighting or lighting that is not on all the time, saves energy,
ENV8						
ENV9						
ENV10	+	The policy requires well designed lighting if it can be justified.		?	+	The policy requires well designed lighting if it can be justified.
ENV11	+	The policy fundamentally addresses light pollution.		?	+	The policy fundamentally addresses light pollution.
ENV12						
SOC1	+	Light pollution can affect health		?	+	Light pollution can affect health
SOC2						
SOC3						
SOC4						
SOC5						

	A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBSP8: Accessibility and Transport**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Fundamentally, the policy is about travel and transport.	+ Fundamentally, the policy is about travel and transport.	
ENV2					
ENV3					
ENV4					
ENV5	?				+ The policy emphasises reducing the need to travel as well as modes of transport alternative to single occupancy car use.
ENV6					
ENV7					
ENV8					
ENV9	?			+ Policy refers to the historic environment.	+ Policy refers to the historic environment.
ENV10					
ENV11					
ENV12					
SOC1	?			+ More sustainable modes of transport, which are addressed in the policy, can include walking and cycling which are active modes of travel.	+ More sustainable modes of transport, which are addressed in the policy, can include walking and cycling which are active modes of travel.
SOC2	?			? / + Lack of access to services can lead to social isolation and so this policy could help address that.	? / + Lack of access to services can lead to social isolation and so this policy could help address that.
SOC3					
SOC4					

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC5				
SOC6	?			+ Policy refers to location of development to reduce the need to travel to services and facilities.
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBSP9: Recreational access around the Broads**

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan 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.	+ Fundamentally, the policy is about travel and transport.	+ Fundamentally, the policy is about travel and transport.
ENV2				
ENV3			+ Policy refers to the natural environment. Added wording to refer to habitat sites.	+ Policy refers to the natural environment.
ENV4				
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	?		+ Policy refers to the historic environment.	+ Policy refers to the historic environment.
ENV10				
ENV11				
ENV12				
SOC1	?	+ More sustainable modes of transport, which are addressed in the policy, can include walking and cycling which are active modes of travel.	+ More sustainable modes of transport, which are addressed in the policy, can include walking and cycling which are active modes of travel.	
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy
ECO1				
ECO2				
ECO3	?		+ The policy will help visitors to the Broads get around with benefits to tourism industries and the local economy.	+ The policy will help visitors to the Broads get around with benefits to tourism industries and the local economy.

**Policy PUBDM29: Transport, highways and access**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Fundamentally, the policy is about travel and transport.	+ Fundamentally, the policy is about travel and transport.
ENV2				
ENV3				
ENV4	?		+ Policy refers to landscape.	+ Policy refers to landscape and the design of signs etc being landscape-led.
ENV5	?			+ The policy emphasises reducing the need to travel as well as modes of transport alternative to single occupancy car use.
ENV6				
ENV7				
ENV8				
ENV9	?		+ Policy refers to the historic environment.	+ Policy refers to the historic environment.
ENV10				
ENV11	?		+ Policy refers to dark skies.	+ Policy refers to dark skies.
ENV12				
SOC1	?	+ More sustainable modes of transport, which are addressed in the policy, can include walking and cycling which are active modes of travel.	+ More sustainable modes of transport, which are addressed in the policy, can include walking and cycling which are active modes of travel.	
SOC2				
SOC3				
SOC4				
SOC5				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC6	?			+ Policy refers to location of development to reduce the need to travel to services and facilities.
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM30: Recreation facilities parking areas**

	A: Original 2019 Local Plan policy	B: Proposed Publication version 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.	?
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			

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

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
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.	?

**Policy PUBSP10: A prosperous local economy**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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	?			+ The policy refers to the special qualities of the Broads.	+ The policy refers to the special qualities of the Broads.
ENV4	?			+ The policy refers to the special qualities of the Broads.	+ The policy refers to the special qualities of the Broads.
ENV5					
ENV6					
ENV7					
ENV8					
ENV9	?			+ The policy refers to the special qualities of the Broads.	+ The policy refers to the special qualities of the Broads.
ENV10					
ENV11					
ENV12					
SOC1	?			+ Policy refers to the impact of proposals on the amenity of nearby users.	+ Policy refers to the impact of proposals on the amenity of nearby users.
SOC2					
SOC3	?		+ Policy refers to training and apprenticeships.	+ Policy refers to training and apprenticeships.	
SOC4					
SOC5	?		+ The policy relates to employment which would offer a range of job	+ The policy relates to employment which would offer a range of job opportunities for the community.	

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
			opportunities for the community.	
SOC6				
SOC7				
ECO1	?		+ Fundamentally, the policy is about promoting employment.	+ Fundamentally, the policy is about promoting employment.
ECO2	?		+ Fundamentally, the policy is about promoting employment.	+ Fundamentally, the policy is about promoting employment.
ECO3	?		+ Fundamentally, the policy is about promoting employment.	+ Fundamentally, the policy is about promoting employment.

**Policy PUBDM31: New employment development**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
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>+ The location criteria, reference to access by alternative modes of transport as well as reference to impact on highways mean the policy rates positive against this criterion.</p>	<p>+ The location criteria, reference to access by alternative modes of transport as well as reference to impact on highways mean the policy rates positive against this criterion.</p>
ENV2	?		<p>+ Policy refers to water quality.</p>	<p>+ Policy refers to water quality and water efficiency.</p>
ENV3	?		<p>+ Policy refers to impact on biodiversity.</p>	<p>+ Policy refers to impact on biodiversity.</p>
ENV4	?		<p>+ Policy refers to impact on landscape.</p>	<p>+ Policy refers to impact on landscape.</p>
ENV5	?		<p>+ Policy refers to energy efficiency and provision for walking, cycling.</p>	<p>+ Policy refers to energy efficiency and provision for walking, cycling, wheeling. Also refers to adaptation to climate change and resilience.</p>
ENV6	?		<p>+ Policy refers to flood risk.</p>	<p>+ Policy refers to flood risk.</p>
ENV7	?		<p>+ Policy refers to previously developed land.</p>	<p>+ Policy refers to previously developed land.</p>
ENV8				
ENV9	?		<p>+ Policy considers impact on the historic environment.</p>	<p>+ Policy considers impact on the historic environment.</p>
ENV10	?		<p>+ Policy seeks good design.</p>	<p>+ Policy seeks good design and refers to the design guide.</p>
ENV11	?		<p>+ Policy refers to the various types of pollution.</p>	<p>+ Policy refers to the various types of pollution.</p>
ENV12				
SOC1				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC2				
SOC3	?		+ With employment comes skills and training.	+ With employment comes skills and training.
SOC4				
SOC5	?		+ Policy refers to new employment development.	+ Policy refers to new employment development.
SOC6	?		+ Locational criteria of the policy addresses this to some extent.	+ Locational criteria of the policy addresses this to some extent.
SOC7				
ECO1	?		+ Fundamentally, the policy relates to employment land.	+ Fundamentally, the policy relates to employment land.
ECO2	?		+	+
ECO3	?		+	+

**Policy PUBDM32: Protecting general employment**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.		+ Impact on transport network a consideration.	
ENV2					
ENV3					
ENV4					
ENV5					
ENV6					
ENV7	?			+ Policy generally seeks to re-use buildings.	+ Policy generally seeks to re-use buildings.
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1	?			+ Fundamentally, the policy relates to employment land.	+ Fundamentally, the policy relates to employment land.
ECO2	?		+	+	
ECO3	?		+	+	

**Policy PUBDM33: Farm Diversification**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Policy refers to impact on highways network.	+ Policy refers to impact on highways network.
ENV2				
ENV3				
ENV4	?		+ Policy considers impact on landscape character.	+ Policy considers impact on landscape character.
ENV5				
ENV6				
ENV7	?			+ Policy emphasises the use of existing buildings.
ENV8				
ENV9	?			+ Reference made to historic buildings and historic farming practices.
ENV10	?			+ Policy refers to the design and location of development.
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	?		+ Fundamentally, the policy relates to employment land.	+ Fundamentally, the policy relates to employment land.
ECO2	?		+	+

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO3	?		+	+

**Policy PUBSP11: Waterside sites**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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	?		+ The policy refers to the special qualities of the Broads.	+ The policy refers to the special qualities of the Broads.
ENV4	?		+ The policy refers to the special qualities of the Broads.	+ The policy refers to the special qualities of the Broads.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	?		+ The policy refers to the special qualities of the Broads.	+ The policy refers to the special qualities of the Broads.
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5	?		+ The policy relates to employment which would offer a range of job opportunities for the community.	+ The policy relates to employment which would offer a range of job opportunities for the community.
SOC6				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC7				
ECO1	?		Fundamentally, the policy is about promoting employment.	+
ECO2	?			+
ECO3	?			+
				Fundamentally, the policy is about promoting employment.

**Policy PUBDM34: Development on waterside sites in employment or commercial use, including boatyards**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy	
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>			
ENV2					
ENV3					
ENV4					
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10	?				+ Policy refers to the design guide.
ENV11	?				+ Policy refers to dark skies and light pollution.
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5	?		+ The policy relates to employment which would offer a range of job opportunities for the community.	+ The policy relates to employment which would offer a range of job opportunities for the community.	
SOC6					
SOC7					
ECO1	?		+	+	

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO2	?		+ Fundamentally, the policy is about promoting employment.	+ Fundamentally, the policy is about promoting employment.
ECO3	?			

**Policy PUBDM35: Retail development in the Broads**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1			<p>Not having a policy does not mean that the benefits of having a policy will not be realised. A policy adds certainty.</p>	
ENV2				
ENV3				
ENV4		+ Policy refers to local character.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9		+ Policy refers to impacts on historic character.		?
ENV10		+ Policy refers to local character.		?
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5	+ Retail uses bring employment opportunities.	+ Retail uses bring employment opportunities.		?
SOC6	+ Retail is a community service and facility and by being in centres, in theory, they are accessible.	+ Retail is a community service and facility and by being in centres, in theory, they are accessible.	?	
SOC7				

		A: Original 2019 Local Plan policy		B: Proposed Publication version policy		C: No policy
ECO1	+	Retail contributes to the economy.	+	Retail contributes to the economy.	?	
ECO2						
ECO3						

**Policy PUBSP12: Sustainable tourism**

		A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: no policy
ENV1	+	Policy refers to sites needing to be accessible by a variety of transport means.	Policy refers to sites needing to be accessible by a variety of transport means.	?
ENV2	+	The policy generally refers to protecting the special qualities of the Broads and water is one of those.	The policy generally refers to protecting the special qualities of the Broads and water is one of those.	?
ENV3	+	The policy refers to the natural environment. Refers to RAMS and nutrient enrichment.	The policy refers to the natural environment.	?
ENV4	+	The policy generally refers to protecting the special qualities of the Broads and landscape character is one of those.	The policy generally refers to protecting the special qualities of the Broads and landscape character is one of those.	?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	+	The policy generally refers to protecting the special qualities of the Broads and heritage is one of the special qualities of the area.	The policy generally refers to protecting the special qualities of the Broads and heritage is one of the special qualities of the area.	?
ENV10				
ENV11				
ENV12				
SOC1	+	Generally, visiting somewhere can be good for mental health and some of the offers in the Broads will result in physical activity.	Generally, visiting somewhere can be good for mental health and some of the offers in the Broads will result in physical activity.	?
SOC2				

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

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: no policy
SOC3			
SOC4			
SOC5	+ Tourism would likely result in job opportunities.	+ Tourism would likely result in job opportunities.	?
SOC6			
SOC7			
ECO1	+ Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	+ Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	?
ECO2		+ Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	?
ECO3		+ Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	?

**Policy PUBDM36: Sustainable tourism and recreation development**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: no policy	
ENV1	+	Policy refers to sites needing to be accessible by a variety of transport means and sets locations for tourism development.	+	Policy refers to sites needing to be accessible by a variety of transport means and sets locations for tourism development.	?
ENV2	+	The policy refers to water quality.	+	The policy refers to water quality.	?
ENV3	+	The policy refers to biodiversity.	+	The policy refers to biodiversity and RAMS and nutrient enrichment.	?
ENV4	+	The policy refers to landscape character	+	The policy refers to landscape character	?
ENV5					
ENV6					
ENV7					
ENV8					
ENV9	+	The policy refers to heritage.	+	The policy refers to heritage.	?
ENV10	+	Policy seeks good design.	+	Policy seeks good design.	?
ENV11	+	Policy refers to dark skies.	+	Policy refers to dark skies.	?
ENV12					
SOC1	+	Generally, visiting somewhere can be good for mental health and some of the offers in the Broads will result in physical activity.	+	Generally, visiting somewhere can be good for mental health and some of the offers in the Broads will result in physical activity.	?
SOC2					
SOC3					
SOC4					
SOC5	+	Tourism would likely result in job opportunities.	+	Tourism would likely result in job opportunities.	?
SOC6					
SOC7					

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

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy		C: no policy	
ECO1	+	Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	+	Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	?	
ECO2	+		+		?	
ECO3	+		+		?	

**Policy PUBDM37: Holiday/tourism accommodation – new provision and retention**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy		C: no policy
ENV1	+	Policy refers to sites needing to be accessible by a variety of transport means and sets locations for tourism development.	+	Policy refers to sites needing to be accessible by a variety of transport means and sets locations for tourism development.	?
ENV2	+	The policy refers to water quality.	+	The policy refers to water quality.	?
ENV3	+	The policy refers to biodiversity.	+	The policy refers to biodiversity and RAMS and nutrient enrichment.	?
ENV4	+	The policy refers to landscape character	+	The policy refers to landscape character	?
ENV5					
ENV6					
ENV7					
ENV8					
ENV9	+	The policy refers to heritage.	+	The policy refers to heritage.	?
ENV10	+	Policy seeks good design.	+	Policy seeks good design.	?
ENV11	+	Policy refers to dark skies.	+	Policy refers to dark skies.	?
ENV12					
SOC1	+	Generally, visiting somewhere can be good for mental health and some of the offers in the Broads will result in physical activity.	+	Generally, visiting somewhere can be good for mental health and some of the offers in the Broads will result in physical activity.	?
SOC2					
SOC3					
SOC4					

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

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy		C: no policy	
SOC5	+	Tourism would likely result in job opportunities.	+	Tourism would likely result in job opportunities.	?	
SOC6						
SOC7						
ECO1	+	Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	+	Generally, tourism will contribute to the economy in the area and this policy seeks this to be done in a sustainable manner.	?	
ECO2	+		+		?	
ECO3	+		+		?	

**Policy PUBSP13: Navigable water space**

The proposed policy is the same as the original policy.

		A: Proposed Publication version policy	B: No policy	
ENV1	+	Policy relates to navigation of the waterways.	?	
ENV2				
ENV3				
ENV4				
ENV5				
ENV6				
ENV7				
ENV8	+	Policy seeks beneficial re use of dredged material.	?	
ENV9			Not having a policy does not necessarily mean that navigation would be lost as the Authority does have some legal powers regarding navigation. A policy is another way of protecting navigation.	
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	+	Navigable waterways are important to the local economy.		?
ECO2	+			?
ECO3	+			?

### Policy PUBDM38: Access to the water

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy
ENV1	+ Policy relates to navigation of the waterways.	+ Policy relates to navigation of the waterways.	?
ENV2	+ Policy refers to water quality regulations.	+ Policy refers to water quality regulations.	?
ENV3	+ Policy refers to impact on biodiversity. Refers to peat.	+ Policy refers to impact on biodiversity.	?
ENV4	+ Policy refers to landscape character impact.	+ Policy refers to landscape character impact.	?
ENV5			
ENV6	+ Policy refers to flood risk.	+ Policy refers to flood risk.	?
ENV7	+ Refers to material used for moorings and platforms.		
ENV8			
ENV9	+ Policy refers to impact on the historic environment.	+ Policy refers to impact on the historic environment.	?
ENV10			
ENV11	+ Policy refers to light pollution and provision of electric hook up/charging points that will mean diesel engines not turned on when boats moored.	+ Policy refers to light pollution and provision of electric hook up/charging points that will mean diesel engines not turned on when boats moored.	?
ENV12			
SOC1	+ Reference to hazardous movements is made in the policy.	+ Reference to hazardous movements is made in the policy.	?
SOC2			
SOC3			
SOC4			

Not having a policy does not necessarily mean that proposals for access to water will affect the sustainability objectives. A policy however provides more certainty.

		A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy
SOC5				
SOC6				
SOC7				
ECO1	+	Access to the water is important to the local economy.	+ Access to the water is important to the local economy.	?
ECO2	+		+ Access to the water is important to the local economy.	?
ECO3	+		+ Access to the water is important to the local economy.	?

**Policy PUBDM39: Bank stabilisation**

The proposed policy is the same as the original policy.

		A: Proposed Publication version policy	B: No policy
ENV1	+	Policy relates to navigation of the waterways.	?
ENV2	+	Policy refers to water quality regulations.	?
ENV3	+	Policy refers to impact on biodiversity.	?
ENV4	+	Policy refers to landscape character impact.	?
ENV5	+	Policy refers to a changing climate	?
ENV6	+	Policy refers to flood risk.	?
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

Not having a policy does not necessarily mean that banks cannot be stabilised. Having a policy emphasises the considerations and provides certainty.

**Policy PUBSP14: Mooring provision**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1			<p>Not having a policy does not necessarily mean that mooring will not be provided in an acceptable way. A policy provides clarification.</p>	
ENV2				
ENV3				
ENV4	+ Policy refers to an attractive waterway.	+ Policy refers to an attractive waterway.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1	+ Policy refers to a safe waterway	+ Policy refers to a safe waterway	?	
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	+ Moorings are important to the local economy.	+ Moorings are important to the local economy.	?	
ECO2	+	+	?	
ECO3	+	+	?	

**Policy PUBDM40: Moorings, mooring basins and marinas**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1	+ Policy relates to navigation of the waterways.	+ Policy relates to navigation of the waterways.	?
ENV2	+ Policy refers to water quality regulations.	+ Policy refers to water quality regulations.	?
ENV3	+ Policy refers to impact on biodiversity.	+ Policy refers to impact on biodiversity.	?
ENV4	+ Policy refers to landscape character impact.	+ Policy refers to landscape character impact.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11	+ Policy refers to provision of electric hook up/charging points that will mean diesel engines not turned on when boats moored.	+ Policy refers to light pollution and provision of electric hook up/charging points that will mean diesel engines not turned on when boats moored.	?
/ENV1 2			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			

Not having a policy does not necessarily mean that mooring will not be provided in an acceptable way. A policy provides clarification.

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
SOC7					
ECO1	+	Moorings are important to the local economy.	+	Moorings are important to the local economy.	?
ECO2	+		+		?
ECO3	+		+		?

**Policy PUBDM41: The impact of replacement quay heading on navigation.**

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy
ENV1				
ENV2				
ENV3				
ENV4				
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10		Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.		
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	?		+ Navigable waterways are fundamental to many businesses in the Broads.	+ Navigable waterways are fundamental to many businesses in the Broads.
ECO2	?		+	+
ECO3	?		+	+

**Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks.**

		A: Proposed Publication version policy	B: No specific policy.	
ENV1			Not having a policy does not mean that these issues will not be considered. Having a policy provides more clarity and certainty.	
ENV2	+	Policy refers to capturing plastic waste.		?
ENV3	+	Policy refers to capturing plastic waste.		?
ENV4	+	General thrust of the policy is the right material in the right place.		?
ENV5				
ENV6				
ENV7	+	If plastic is to be used, it must be recycled plastic which is therefore efficient use of materials.		?
ENV8	+	If plastic is to be used, it must be recycled plastic which is therefore efficient use of materials.		?
ENV9	+	General thrust of the policy is the right material in the right place.		?
ENV10	+	General thrust of the policy is the right material in the right place.		?
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM42A: Safety by the water**

		A: Proposed Publication version policy	B: No specific policy.	C: Original 2019 Local Plan policy	
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 much of the Broads being open water or near to open water, it seems prudent to have a policy.</p>		
ENV2					
ENV3					
ENV4	+	Policy refers to impact of proposals on the character of the area.		?	+ Policy refers to impact of proposals on the character of the area.
ENV5					
ENV6					
ENV7					
ENV8					
ENV9	?	Policy refers to impact of proposals on the character of the area.		+	+ Policy refers to impact of proposals on the character of the area.
ENV10					
ENV11					
ENV12					
SOC1	+	Water safety measures will help people who are in the water to get out		?	+ Water safety measures will help people who are in the water to get out
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					

		A: Proposed Publication version policy	B: No specific policy.	C: Original 2019 Local Plan policy
ECO3	+	People use the water and are near to water for work or enjoyment and the policy seeks to ensure their safety.	?	+ People use the water and are near to water for work or enjoyment and the policy seeks to ensure their safety.

**Policy PUBSP15: Residential development**

		A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy	
ENV1	+	Policy identifies where development is suitable, which seeks to minimise travel.	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. It is also prudent to identify housing need that the plan seeks to address.	+	Policy identifies where development is suitable, which seeks to minimise travel.
ENV2					
ENV3	+	Policy refers to mitigating impacts relating to protected sites. Refers to nutrient enrichment and recreation impacts.		+	Policy refers to mitigating impacts relating to protected sites.
ENV4	+	Policy identifies where development is suitable.		+	Policy identifies where development is suitable.
ENV5					
ENV6					
ENV7	+	Policy highlights the use of previously developed land.		+	Policy highlights the use of previously developed land.
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4	+	Policy identifies the housing need for this Local Plan. Also seeks to address proposals for loss of housing.	+	Policy identifies the housing need for this Local Plan.	
SOC5					
SOC6	+	Policy identifies where development is suitable, which seeks to minimise travel.	+	Policy identifies where development is suitable, which seeks to minimise travel.	

	A: Proposed Publication version policy		B: No policy		C: Original 2019 Local Plan policy	
SOC7						
ECO1						
ECO2						
ECO3						

It should be noted that there is not an assessment of different residential dwellings, residential moorings or gypsy and traveller numbers. As set out in the NPPF, Local Plans are required to identify and meet their assessed need for a range of accommodation types. The need for each of these accommodation types was assessed using external expertise in the form of consultants using either established methodology (for gypsy and travellers) or bespoke methodology (for residential moorings) or generally using established methodology but applying it to a protected landscape where data is not readily available (residential dwellings). As such, assessing different need figures does not seem a reasonable alternative.

**Policy PUBDM43: Affordable housing**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			+ Refers to rural exceptions sites being well related to settlements to access services and facilities.	?
ENV2				
ENV3				
ENV4	+ Policy refers to landscape character impact of rural exception sites.	+ Policy refers to landscape character impact of rural exception sites.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2			+ Refers to rural exceptions sites being well related to settlements to access services and facilities.	?
SOC3				
SOC4	+ Policy enables affordable housing.	+ Policy enables affordable housing. The off-site provision could result in greater contributions than the original policy.		?
SOC5				

Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty.

Not requiring off-site affordable housing provision would mean that certain schemes may not contribute to affordable housing.

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
SOC6			+ Refers to rural exceptions sites being well related to settlements to access services and facilities.	?	
SOC7					
ECO1					
ECO2					
ECO3					

**Policy PUBDM44: Residential development within defined Development Boundaries**

		A: Criteria-based development boundary policy	B: Plan based development boundary policy
ENV1	?	<p>In general, the effect of this approach is uncertain as it depends on the criteria and how they are applied. On one hand, this approach could help protect the character of the Broads, but on the other hand, development would not necessarily be focussed in existing built-up areas</p>	+ The development boundaries will be around areas with key services that could be accessed by all modes of transport.
ENV2			
ENV3	?		? Development boundaries could mean development in areas where general impacts on biodiversity are less than in more rural areas. But with Biodiversity net gain coming in, the impact of habitat being lost could be reduced. But on the other hand, preventing loss rather than replacing could be seen as better.
ENV4	?		+ Development boundaries could mean development in areas where general impacts on landscape are minimal because the area is generally built up.
ENV5			
ENV6			
ENV7	?		+ Development boundaries may contain areas of brownfield land that could be used for development and therefore there could be benefits relating to efficient use of land.
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	?		+ The development boundaries will be around areas with key services that could be accessed by all walking, cycling and wheeling.

		A: Criteria-based development boundary policy	B: Plan based development boundary policy
SOC2	?		+ By directing development to built-up areas, the likelihood of isolated dwellings and social isolation would be reduced.
SOC3			
SOC4	?		+ In theory, housing is acceptable within a development boundary, subject to details.
SOC5			
SOC6	?		+ The development boundaries will be around areas with key services that could be accessed by all modes of transport.
SOC7			
ECO1			
ECO2			
ECO3			

**Areas to potentially apply development boundaries.**

	Brundall Riverside	Horning	Hoveton and Wroxham	Oulton Broad	Thorpe St Andrew	Filby
ENV1	- The access for pedestrians and vehicles to the area is constrained. There is a level crossing and the road on the northern side of the level crossing does not have a footway for the entire length and given the elevations either side of the road and that the land seems to be in private ownership, it is not clear how footways can be provided. People would have to walk in the road so that could detract from walking. The access is a concern to the Highways Authority.	+ No obvious impact on roads. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. With key services in the settlement, there is potential for these to be accessed by walking and cycling.	+ No obvious impact on roads. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. With key services in the settlement, there is potential for these to be accessed by walking and cycling.	+ No obvious impact on roads. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. With key services in the settlement, there is potential for these to be accessed by walking and cycling.	+ No obvious impact on roads. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. With key services in the settlement, there is potential for these to be accessed by walking and cycling.	+ No obvious impact on roads. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. With key services in the settlement, there is potential for these to be accessed by walking and cycling.
ENV2						
ENV3	+ No protected sites within the proposed development boundary. Broadland SPA over the river. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. Nutrient enrichment and recreation impacts will need to be mitigated for.	- No protected sites within the proposed development boundary. Broadland SPA over the river. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. Recreation impacts will need to be mitigated for. Water Recycling Centre has issues associated with flows which ultimately affect nutrient load.	+ No protected sites within the proposed development boundary. No protected sites close by. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. Nutrient enrichment and recreation impacts will need to be mitigated for.	+ No protected sites within the proposed development boundary. Broadland SPA over the Broad. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. Recreation impacts will need to be mitigated for.	+ No protected sites within the proposed development boundary. Near Carey's Meadow, but not likely to cause issues. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. Nutrient enrichment and recreation impacts will need to be mitigated for.	+ No protected sites within the proposed development boundary. Close to SAC and SSSI. Part of Filby in SSSI impact zone. Any scheme would be assessed on its own merits against local and national policy in terms of impacts. Recreation impacts will need to be mitigated for.
ENV4	+ Generally, as development would be directed to these already built-up areas, the impact on landscape is likely to be minimal and there are other local plan policies that will be of relevance.	+ Generally, as development would be directed to these already built-up areas, the impact on landscape is likely to be minimal and there are other local plan policies that will be of relevance.	+ Generally, as development would be directed to these already built-up areas, the impact on landscape is likely to be minimal and there are other local plan policies that will be of relevance.	+ Generally, as development would be directed to these already built-up areas, the impact on landscape is likely to be minimal and there are other local plan policies that will be of relevance.	+ Generally, as development would be directed to these already built-up areas, the impact on landscape is likely to be minimal and there are other local plan policies that will be of relevance.	+ Generally, as development would be directed to these already built-up areas, the impact on landscape is likely to be minimal and there are other local plan policies that will be of relevance. Whilst out the rear of the dwellings, there are long gardens which are characteristic of the area, these have been excluded from the development boundary. Furthermore, the settlement fringe landscape character type has influenced the proposed development boundary.
ENV5						
ENV6	? Whilst there are some areas of flood risk, there are also areas which are of lower risk of flooding. National and local flood risk policy will apply. Also note that	? Whilst there are some areas of flood risk, there are also areas which are of lower risk of flooding. National and local flood risk policy will apply. Also note that	? Whilst there are some areas of flood risk, there are also areas which are of lower risk of flooding. National and local flood risk policy will apply. Also note that development boundaries	? Whilst there are some areas of flood risk, there are also areas which are of lower risk of flooding. National and local flood risk policy will apply. Also note	? Whilst there are some areas of flood risk, there are also areas which are of lower risk of flooding. National and local flood risk policy will apply. Also note	? Whilst there are some areas of flood risk, there are also areas which are of lower risk of flooding. National and local flood risk policy will apply. Also note that

	Brundall Riverside	Horning	Hoveton and Wroxham	Oulton Broad	Thorpe St Andrew	Filby
	development boundaries are relevant to windfall residential moorings.	development boundaries are relevant to windfall residential moorings.	are relevant to windfall residential moorings.	that development boundaries are relevant to windfall residential moorings.	that development boundaries are relevant to windfall residential moorings.	development boundaries are relevant to windfall residential moorings.
ENV7	? Development boundaries may contain areas of brownfield land that could be used for development and therefore there could be benefits relating to efficient use of land. However, in this area, there does not seem to be any land that could be developed for dwellings and as such this rates as a ?. The boatyards are generally protected by other local plan policies.	+ Development boundaries may contain areas of brownfield land that could be used for development and therefore there could be benefits relating to efficient use of land.	+ Development boundaries may contain areas of brownfield land that could be used for development and therefore there could be benefits relating to efficient use of land.	+ Development boundaries may contain areas of brownfield land that could be used for development and therefore there could be benefits relating to efficient use of land.	+ Development boundaries may contain areas of brownfield land that could be used for development and therefore there could be benefits relating to efficient use of land.	+ Development boundaries may contain areas of brownfield land that could be used for development and therefore there could be benefits relating to efficient use of land.
ENV8						
ENV9	? There are some heritage assets within or nearby to the development boundary that will need to be considered. National and local heritage policy will apply.	? There are some heritage assets within or nearby to the development boundary that will need to be considered. National and local heritage policy will apply.	? There are some heritage assets within or nearby to the development boundary that will need to be considered. National and local heritage policy will apply.	? There are some heritage assets within or nearby to the development boundary that will need to be considered. National and local heritage policy will apply.	? There are some heritage assets within or nearby to the development boundary that will need to be considered. National and local heritage policy will apply.	+ No heritage assets withing or nearby the development boundary.
ENV10						
ENV11						
ENV12						
SOC1	? There are key services within walking distance and walking and cycling benefit health. That being said there is no footway for the entire length of Station Road and as such, people would have to walk in the road so that could detract from walking.	+ Key services tend to be within walking and cycling distance, with associated infrastructure tending to be in place – walking and cycling benefits health.	+ Key services tend to be within walking and cycling distance, with associated infrastructure tending to be in place – walking and cycling benefits health.	+ Key services tend to be within walking and cycling distance, with associated infrastructure tending to be in place – walking and cycling benefits health.	+ Key services tend to be within walking and cycling distance, with associated infrastructure tending to be in place – walking and cycling benefits health.	+ Key services tend to be within walking and cycling distance, with associated infrastructure tending to be in place – walking and cycling benefits health.
SOC2	+ By directing development to built-up areas, the likelihood of isolated dwellings and social isolation would be reduced.	+ By directing development to built-up areas, the likelihood of isolated dwellings and social isolation would be reduced.	+ By directing development to built-up areas, the likelihood of isolated dwellings and social isolation would be reduced.	+ By directing development to built-up areas, the likelihood of isolated dwellings and social isolation would be reduced.	+ By directing development to built-up areas, the likelihood of isolated dwellings and social isolation would be reduced.	+ By directing development to built-up areas, the likelihood of isolated dwellings and social isolation would be reduced.
SOC3						
SOC4	+ In theory, housing is acceptable within a development boundary, subject to details	+ In theory, housing is acceptable within a development boundary, subject to details	+ In theory, housing is acceptable within a development boundary, subject to details.	+ In theory, housing is acceptable within a development boundary, subject to details	+ In theory, housing is acceptable within a development boundary, subject to details	+ In theory, housing is acceptable within a development boundary, subject to details

	Brundall Riverside	Horning	Hoveton and Wroxham	Oulton Broad	Thorpe St Andrew	Filby
SOC5						
SOC6	There are key services nearby which can be accessed using the bridge over the railway or the level crossing by walking and level crossing by cycling. However, there is not a footway for the entire length north of the level crossing. People walk in the road so that could detract from walking. The Highways Authority have concerns.	+ Key services in settlement of shop and employment (boat yards). Bus service to higher order settlement within walking distance of the centre.	+ Many key services within settlement within walking and cycling distance.	+ Many key services within settlement within walking and cycling distance.	+ Many key services within settlement within walking and cycling distance.	+ key services within settlement within walking and cycling distance: a primary school, everyday shop and post office.
SOC7						
ECO1						
ECO2						
ECO3						

**Policy PUBDM45: Gypsy and Travellers and Travelling Show People**

A: Proposed Publication version policy		B: No policy	C: Original 2019 Local Plan policy
ENV1	+ Access, impact on roads and sustainable location requirements form part of the policy.	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+ Access, impact on roads and sustainable location requirements form part of the policy.
ENV2	+ Water supply and drainage are considerations raised in the policy.		+ Water supply and drainage are considerations raised in the policy.
ENV3	+ Refers to impact on priority habitat. Biodiversity enhancements, nutrient enrichment, recreation impacts and biodiversity net gain form part of the policy.		+ Refers to impact on priority habitat.
ENV4	+ Impact on landscape character is a consideration in the report.		+ Impact on landscape character is a consideration in the report.
ENV5	+ Policy refers to climate change resilience.		
ENV6	+ Flood risk is referred to in the policy.		+ Flood risk is referred to in the policy.
ENV7	+ Policy promotes brownfield land for sites.		
ENV8	+ Policy refers to ability to dispose of waste.		+ Policy refers to ability to dispose of waste.
ENV9	+ Impact on heritage assets is a consideration in the report.		+ Impact on heritage assets is a consideration in the report.
ENV10	+ Taken together, the criteria in this policy will enable a well-designed site.		+ Taken together, the criteria in this policy will enable a well-designed site.
ENV11	+ Policy refers to addressing any light pollution.		
ENV12			

	A: Proposed Publication version policy		B: No policy		C: Original 2019 Local Plan policy	
SOC1						
SOC2						
SOC3						
SOC4	+	Policy relates to a housing need.	?		+	Policy relates to a housing need.
SOC5						
SOC6	+	Policy requires well located sites.	?		+	Policy requires well located sites.
SOC7						
ECO1						
ECO2						
ECO3						

**Policy PUBDM46: New residential moorings**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy		
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>	+	Policy requires access by means other than the private car to key services.	+	Policy requires access by means other than the private car to key services.
ENV2	?				+	Policy refers to the potential for nutrient enrichment to need to be mitigated.
ENV3	?		+	Policy refers to net gain and protected sites.	+	Policy refers to net gain, RAMS and Nutrient neutrality as well as biodiversity enhancements.
ENV4	?		+	Generally, by directing to areas with access to key services and within marinas and boatyard, landscape impact will be reduced.	+	Generally, by directing to areas with access to key services and within marinas and boatyard, landscape impact will be reduced. Also refers to design of cabinets and storage.
ENV5	?			Supporting text did refer to flood risk, but not the policy.	+	Policy now refers to flood risk.
ENV6						
ENV7						
ENV8						
ENV9	?		+	Generally, by directing to areas with access to key services and within marinas and boatyard, impact on heritage assets is not likely to occur.	+	Generally, by directing to areas with access to key services and within marinas and boatyard, impact on heritage assets is not likely to occur.
ENV10	?				+	Policy refers to the design of storage.
ENV11	?				+	Policy refers to light pollution.
ENV12						
SOC1						
SOC2						

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC3				
SOC4	?		+ Living on boats provides people with somewhere to live.	+ Living on boats provides people with somewhere to live.
SOC5				
SOC6	?		+ Access to key services by modes other than the private car is key to the policy.	+ Access to key services by modes other than the private car is key to the policy.
SOC7				
ECO1	?		+ Residential moorings could help a boatyard be successful.	+ Residential moorings could help a boatyard be successful.
ECO2				
ECO3				

**Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers**

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan 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.	- Likely to be negative. These dwellings are likely to be in isolated locations, away from key services (although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.	- Likely to be negative. These dwellings are likely to be in isolated locations, away from key services (although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.
ENV2				
ENV3	?		+ The policy emphasises biodiversity net gain and HRA related issues.	+ The policy refers to HRA related issues.
ENV4	?		+ Policy refers to impact on landscape.	+ Policy refers to impact on landscape.
ENV5				
ENV6				
ENV7	?		+ The policy seeks the use of existing houses or buildings before new build.	+ The policy seeks the use of existing houses or buildings before new build.
ENV8				
ENV9				
ENV10	?		+ The policy emphasises the importance of good design.	
ENV11				
ENV12				
SOC1				
SOC2	?		? These dwellings will be isolated and away from key services.	? These dwellings will be isolated and away from key services.
SOC3				
SOC4	?	+ Whilst not market dwellings, would still be a dwelling for someone or a family to live in.	+ Whilst not market dwellings, would still be a dwelling for someone or a family to live in.	
SOC5				
SOC6	?	- Likely to be negative. These dwellings are likely to be in isolated locations, away from key services	- Likely to be negative. These dwellings are likely to be in isolated locations, away from key services	

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy
			(although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.	(although close to place of work of course) and so the private car will be relied upon for school, medical and shopping journeys.
SOC7				
ECO1	?		+ Fundamentally, rural enterprise dwellings will need to be proven to be essential to assist the enterprise to be successful.	+ Fundamentally, rural enterprise dwellings will need to be proven to be essential to assist the enterprise to be successful.
ECO2				
ECO3				

The assessment identifies two areas of negative impacts on SA Objectives – these are in relation to the fact that these dwellings are likely to be away from services and facilities and so single occupancy car use may be the main mode of transport. The policy seeks to support rural enterprises that are proven to need a worker living on site or near to enable the enterprise to be successful. There are many criteria which such schemes need to address to justify the need. This is not general market housing, but a specific dwelling for a specific need. As such, on balance, despite the likely need to use single occupancy car use, the policy is included in the Local Plan for its benefits to the rural economy.

**Policy PUBDM48: Elderly and specialist needs housing**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1	+	Policy requires such accommodation to be provided in development boundaries.	+	Policy requires such accommodation to be provided in development boundaries.	?
ENV2			+	Policy specifically refers to water efficiency.	?
ENV3	+	Policy specifically refers to biodiversity.	+	Policy specifically refers to biodiversity.	?
ENV4	+	Policy specifically refers to landscape character.	+	Policy specifically refers to landscape character.	?
ENV5	+	Policy specifically refers to heritage.	+	Policy specifically refers to heritage.	?
ENV6					
ENV7					
ENV8					
ENV9					
ENV10			+	Policy refers to design	?
ENV11					
ENV12					
SOC1	+	Policy relates to specific accommodation for older people or those with specialist needs which will benefit their health and wellbeing.	+	Policy relates to specific accommodation for older people or those with specialist needs which will benefit their health and wellbeing.	?
SOC2					
SOC3					
SOC4	+	Policy relates to specific accommodation for older people or those with specialist needs.	+	Policy relates to specific accommodation for older people or those with specialist needs.	?

Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty.

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
SOC5					
SOC6	+	Policy requires sites to be in development boundaries.	+	Policy requires sites to be in development boundaries.	?
SOC7					
ECO1					
ECO2					
ECO3					

**Policy PUBDM49: Residential ancillary accommodation**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.		+ Policy highlights that highways impact will be a consideration.
ENV2	?			+ Clarifies that water efficiency policy relates to this type of development.
ENV3	?			+ Policy clarifies that biodiversity impacts will be a consideration.
ENV4	?			+ Policy refers to landscape character being an important consideration.
ENV5	?			+ Clarifies that the accommodation needs to be designed to energy efficient standards.
ENV6	?			+ Policy raises flood risk as an issue
ENV7				
ENV8				
ENV9	?			+ Policy includes reference to the historic environment.
ENV10	?			+ The design and how the accommodation operates is a key consideration.
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC4	?		+ Policy enables appropriate ancillary living accommodation.	+ Policy enables appropriate ancillary living accommodation.
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM50: Replacement dwellings**

		A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy		
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>			
ENV2						
ENV3				?	+	Policy refers to biodiversity enhancements.
ENV4	+	Policy seeks to retain buildings that are beneficial to the landscape.		?	+	Policy seeks to retain buildings that are beneficial to the landscape.
ENV5						
ENV6						
ENV7				?	+	Policy seeks to promote reuse and retrofit rather than demolition.
ENV8				?	+	Policy seeks to promote reuse and retrofit rather than demolition.
ENV9						
ENV10	+	Policy seeks to retain buildings of good design and beneficial to the area.		?	+	Policy seeks to retain buildings of good design and beneficial to the area.
ENV11				?	+	Policy refers to light pollution.
ENV12						
SOC1						
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						
SOC7						

	A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy
ECO1			
ECO2			
ECO3			

**Policy PUBDM51: Custom/self-build**

		A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy	
ENV1					
ENV2					
ENV3					
ENV4					
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4	+	Policy relates to provision of dwellings.	?	+	Policy relates to provision of dwellings.
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3					

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

**Policy PUBPS16: Strategic Design Policy**

		A: Proposed Publication version policy	B: No policy	
ENV1			<p>Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty.</p>	
ENV2				
ENV3				
ENV4	+	Policy refers to the distinctive character of the area.		?
ENV5	+	Policy refers to minimising carbon emissions.		?
ENV6				
ENV7				
ENV8	+	Policy refers to minimising waste.		?
ENV9	+	Policy refers to heritage.		?
ENV10	+	Fundamentally, the policy seeks excellent design.		?
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM52: Design**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1	+	Policy refers to provision of appropriate facilities and permeability and accessibility.	+	Policy refers to provision of appropriate facilities and permeability and accessibility	?
ENV2					
ENV3	+	Policy refers to protecting and providing for biodiversity.	+	Policy refers to protecting and providing for biodiversity.	?
ENV4	+	Policy requires schemes to reflect the local area as well as referring to landscaping.	+	Policy requires schemes to reflect the local area as well as referring to landscaping.	?
ENV5			+	Policy refers to sustainable development section.	?
ENV6	+	Policy refers to flood risk and resilience.	+	Policy refers to flood risk and resilience.	?
ENV7					
ENV8	+	Policy refers to waste vehicles and waste storage.	+	Policy refers to waste vehicles and waste storage.	?
ENV9					
ENV10	+	Fundamentally, the policy seeks excellent design.	+	Fundamentally, the policy seeks excellent design.	?
ENV11					
ENV12					
SOC1	+	There are health benefits from well-designed homes, particularly accessible homes.	+	There are health benefits from well-designed homes, particularly accessible homes.	?
SOC2					
SOC3			+	Policy refers particularly to thatch.	?

Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**PUBDM52A: Proposals for residential extensions.**

		A: Have a policy	B: No policy
ENV1			
ENV2			
ENV3			
ENV4	+	Design and impact on local character important considerations.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9	+	Design and impact on local character important considerations.	?
ENV10	+	Design and impact on local character important considerations.	?
ENV11	+	Design and impact on local character important considerations.	?
ENV12			
SOC1			
SOC2			
SOC3			
SOC4	+	Policy enables suitable extensions so homeowners can improve their housing appropriately.	?
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty

**Policy PODM53: Source of heating**

		A: Have a policy	B: No policy	
ENV1			<p>Developers may still implement sources of heating higher up the hierarchy to reflect other reasons. Indeed, the Government may set regulations in place to address the issue the policy seeks to address. Having a policy provides more certainty.</p>	
ENV2				
ENV3				
ENV4				
ENV5	+	Fundamentally, the reason for such a policy is to reduce contributions to climate change.		?
ENV6				
ENV7	+	The hierarchy seeks best ways of producing energy/heat.		?
ENV8				
ENV9				
ENV10				
ENV11				
ENV12	+	The hierarchy would result in more energy produced using renewable/low carbon methods.		?
SOC1				
SOC2	+	By being ready for alternative/new ways of heating, this would make changing cost effective for owners/occupiers.		?
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBDM54: Heat resilient design**

		A: Proposed Publication version policy	B: No specific policy	
ENV1			The impacts are uncertain. That being said, if there is no policy that does not seek to consider shade and cooling and building regulations are not in place for all types of buildings, the current situation will continue.	
ENV2				
ENV3	+	Green roofs and walls will benefit biodiversity.		?
ENV4				
ENV5	+	Policy seeks to adapt and be resilient to a changing climate.		?
ENV6				
ENV7				
ENV8				
ENV9				
ENV10	+	The policy will result in well-designed places.		?
ENV11				
ENV12				
SOC1	+	A key benefit of providing shade and cooling is to health and wellbeing.		?
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				

**Policy PUBDM55: Non-residential development and BREEAM**

	A: Proposed Publication version policy	B: Don't require water credits	C: No specific policy
ENV1	+ Part of the assessment relates to transport and travel.	+ Part of the assessment relates to transport and travel.	? Not setting a BREEAM requirements does not mean that these objectives will not be positively impacted; but having the policy provides more certainty.
ENV2	+ Part of the assessment relates to water and the policy emphasises the importance of water.	+ Part of the assessment relates to water.	
ENV3	+ Part of the assessment relates to ecology.	+ Part of the assessment relates to ecology.	
ENV4			
ENV5			
ENV6			
ENV7	+ Part of the assessment relates to materials and energy.	+ Part of the assessment relates to materials and energy.	
ENV8	+ Part of the assessment relates to waste.	+ Part of the assessment relates to waste.	
ENV9			
ENV10	+ Fundamentally, meeting the good standard in BREEAM will mean a development is well-designed.	+ Fundamentally, meeting the good standard in BREEAM will mean a development is well-designed.	
ENV11			
ENV12			
SOC1	+ Part of the assessment relates to health and wellbeing.	+ Part of the assessment relates to health and wellbeing.	?
SOC2			
SOC3			
SOC4			

	A: Proposed Publication version policy	B: Don't require water credits	C: No specific policy
SOC5			
SOC6			
SOC7			
ECO1			
ECO2	+ BREEM covers social and environmental aspects.	+ BREEM covers social and environmental aspects.	?
ECO3			

**Policy PUBDM56: Electric Vehicle (EV) Charging Points – fire safety, design, location and lighting.**

		A: No policy	B: Proposed Publication version policy
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>	
ENV2			
ENV3			
ENV4	?		<p>Policy talks of location and + design to reflect the local land and townscape.</p>
ENV5	?		<p>EV charging points are seen as + part of the pathway to Net Zero.</p>
ENV6			
ENV7			
ENV8			
ENV9	?		<p>Policy talks of location and + design to reflect the historic environment.</p>
ENV10	?		<p>The policy refers to the + importance of design of the units.</p>
ENV11	?		<p>+ Light pollution is an important consideration in the policy.</p>
ENV12			
SOC1	?		<p>+ Fundamentally, the policy would hopefully result in fewer fires with devastating outcomes. Also, trip hazards are a consideration.</p>
SOC2			
SOC3			
SOC4			

		A: No policy	B: Proposed Publication version policy
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM57: Fibre to Premises**

		A: Proposed Publication version policy	B: No specific policy.	
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>	
ENV2				
ENV3				
ENV4				
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10	+	Considering fibre to the premises as part of the design will bring benefits.		?
ENV11				
ENV12				
SOC1				
SOC2	+	One of the benefits of the policy will be through digital inclusivity.		?
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	+	Well-connected places attract modern businesses and can create the conditions for new clusters of digital and creative businesses to emerge.		?
ECO2				
ECO3				

**Policy PUBSP17: Community facilities**

The proposed Publication version policy is the same as the original 2019 Local Plan policy.

		A: Proposed Publication version policy	B: No policy
ENV1			
ENV2			
ENV3			
ENV4			
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	+	Community facilities can benefit mental and physical health and wellbeing, for example through space for sport in community centres.	?
SOC2	+	Community facilities are important for everyone. They can be places for people to meet.	?
SOC3	+	Community facilities can be places to hold education classes of various types.	?
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM58: Visitor and community facilities and services**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2			
ENV3	+ Policy refers to impact on biodiversity.	+ Policy refers to impact on biodiversity.	?
ENV4	+ Policy refers to impact on landscape character.	+ Policy refers to impact on landscape character.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9	+ Policy refers to impact on historic environment.	+ Policy refers to impact on historic environment.	?
ENV10			
ENV11			
ENV12			
SOC1	+ Community facilities can benefit mental and physical health and wellbeing, for example through space for sport in community centres.	+ Community facilities can benefit mental and physical health and wellbeing, for example through space for sport in community centres.	?
SOC2	+ Community facilities are important for everyone. They can be places for people to meet.	+ Community facilities are important for everyone. They can be places for people to meet.	?
SOC3	+ Community facilities can be places to hold education classes of various types.	+ Community facilities can be places to hold education classes of various types.	?
SOC4			

Not having a policy does not necessarily mean that community facilities will be lost or cannot come forward. But a policy provides certainty.

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM59: Designing places for healthy lives**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1		+ The checklist refers to sustainable travel patterns and facilities.	?
ENV2			
ENV3		+ The checklist refers to biodiversity and how that can help health and wellbeing.	?
ENV4			
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	+ The policy fundamentally related to health and wellbeing.	+ The policy fundamentally related to health and wellbeing.	?
SOC2			
SOC3			
SOC4			
SOC5			
SOC6		+ The checklist refers to services and facilities.	?
SOC7			
ECO1			

Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO2			
ECO3			

**Policy PUBDM60: Planning obligations and developer contributions**

The differences between the 2019 Local Plan and the emerging policy are factual. There are no reasonable alternatives identified at this stage. No reasonable alternative options have been identified. Planning obligations are an accepted and important part of determining planning applications. The amendments to the policy are factual.

A: Proposed Publication version policy	
ENV1	
ENV2	
ENV3	+ Improvements/mitigation relating to biodiversity are secured through planning obligations.
ENV4	
ENV5	
ENV6	
ENV7	
ENV8	
ENV9	
ENV10	
ENV11	
ENV12	
SOC1	+ Recreation facilities/contributions are secured through planning obligations.
SOC2	
SOC3	
SOC4	+ Affordable housing is secured through planning obligations.
SOC5	
SOC6	
SOC7	
ECO1	
ECO2	
ECO3	

**Policy PUBDM61: Advertisements and signs**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2			
ENV3			
ENV4	+ Policy seeks advertisements and signs to be designed and located with the character in mind.	+ Policy seeks advertisements and signs to be designed and located with the character in mind.	?
ENV5			
ENV6			
ENV7	+ Policy seeks consideration be made about siting, in particular the potential to amalgamate.	+ Policy seeks consideration be made about siting, in particular the potential to amalgamate.	?
ENV8			
ENV9	+ Policy seeks advertisements and signs to be designed and located with the character in mind.	+ Policy seeks advertisements and signs to be designed and located with the character in mind.	?
ENV10	+ The policy requires appropriately designed signs and adverts.	+ The policy requires appropriately designed signs and adverts. This policy mentions some specific policy requirements.	?
ENV11			
ENV12			
SOC1			
SOC2		+ Policy refers to neurodiverse friendly signage.	?
SOC3			
SOC4			

There are other regulations that help guide and permit signs, but given the potential impact that signs could have on the special qualities of the Broads, a detailed policy would aid protection.

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM62: Re-use, conversion or change of use of buildings**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1	+ Policy emphasises importance of access to services and facilities.	+ Policy emphasises importance of access to services and facilities.	?
ENV2		+ Policy refers to water efficiency.	?
ENV3	+ Policy identifies biodiversity potential of such buildings.	+ Policy identifies biodiversity potential of such buildings.	?
ENV4	+ Impact on landscape character is a key consideration.	+ Impact on landscape character is a key consideration.	?
ENV5		+ Policy refers to climate change adaptation and resilience.	?
ENV6		+ Policy refers to flood risk resilience.	?
ENV7	+ Policy seeks retention of building rather than demolition.	+ Policy seeks retention of building rather than demolition.	?
ENV8	+ Policy seeks retention of building rather than demolition.	+ Policy seeks retention of building rather than demolition.	?
ENV9			
ENV10	+ Policy highlights that design is important.	+ Policy highlights that design is important.	?
ENV11		+ Policy refers to light pollution.	?
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			

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

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC5			
SOC6	+ Policy emphasises importance of access to services and facilities.	+ Policy emphasises importance of access to services and facilities.	?
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBDM63: Leisure plots, amenity plots, conservation plots and mooring plots**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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	?			+ Policy refers to ecology.	+ Policy refers to ecology.
ENV4	?			+ General principle behind the policy is to prevent landscape character impact.	+ General principle behind the policy is to prevent landscape character impact.
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10	?				
ENV11					+ Policy refers to light pollution.
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3					

**Policy PUBACL1: Acle Cemetery extension**

		A: Proposed Publication version policy	B: No policy	C: Original 2019 Local Plan policy		
ENV1			Not having a policy does not necessarily mean that the cemetery would not come forward. An allocation may provide more certainty.			
ENV2	+	Consideration of proposals on water quality is an important consideration.		?	+	Consideration of proposals on water quality is an important consideration.
ENV3	+	The potential for biodiversity enhancements is a consideration in the policy. Also refers to potential for peat impact.		?	+	The potential for biodiversity enhancements is a consideration in the policy.
ENV4	+	Fitting any scheme into the landscape is mentioned in the policy.		?	+	Fitting any scheme into the landscape is mentioned in the policy.
ENV5						
ENV6						
ENV7						
ENV8						
ENV9	+	Archaeology is considered in the policy.		?	+	Archaeology is considered in the policy.
ENV10						
ENV11	+	Policy refers to light pollution.		?	+	Policy refers to light pollution.
ENV12						
SOC1						
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						

	A: Proposed Publication version policy		B: No policy		C: Original 2019 Local Plan policy	
SOC7						
ECO1						
ECO2						
ECO3						

**Policy PUBACL2: Acle Playing Field extension**

The proposed policy is the same as the original 2019 Local Plan policy.

	A: Proposed Publication version policy	B: No policy
ENV1		
ENV2		
ENV3		
ENV4	+ Policy refers to landscaping	?
ENV5		
ENV6		
ENV7		
ENV8		
ENV9		
ENV10		
ENV11	+ The policy refers to light pollution.	?
ENV12		
SOC1	+ The field will enable physical activity.	?
SOC2		
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1		
ECO2		
ECO3		

Not having a policy does not necessarily mean that the cemetery would not come forward. An allocation may provide more certainty.

**Policy PUBBRU1: Riverside chalets and mooring plots**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2		+ Policy cross refers to water efficiency policy.	?
ENV3		+ Policy cross refers to natural environment policy.	?
ENV4	+ Policy refers to design and character of the area.	+ Policy refers to design and character of the area.	?
ENV5	+ Policy refers to flood risk.	+ Policy refers to flood risk as well as adapting and becoming resilient to climate change.	?
ENV6	+ Policy refers to flood risk.	+ Policy refers to flood risk.	?
ENV7			
ENV8			
ENV9			
ENV10	+ Policy refers to design and character of the area.	+ Policy refers to design and character of the area.	?
ENV11		+ Policy cross refers to light pollution policy.	?
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			

Not having a policy does not mean that these issues will not be considered or addressed; a policy provides certainty.

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO1	+ Generally, the thrust of the policy will enable the area to support the local economy.	+ Generally, the thrust of the policy will enable the area to support the local economy.	?
ECO2			
ECO3			?

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

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1	+ Policy reflects the access constraints.	+ Policy reflects the access constraints.	?
ENV2	+ Policy refers to water pollution.	+ Policy refers to water pollution. Policy cross refers to water efficiency policy.	?
ENV3		+ Policy cross refers to natural environment policy.	?
ENV4			
ENV5	+ Policy refers to flood risk.	+ Policy refers to flood risk as well as adapting and becoming resilient to climate change.	?
ENV6	+ Policy refers to flood risk.	+ Policy refers to flood risk.	?
ENV7			
ENV8			
ENV9			
ENV10	+ Policy refers to design and character of the area.	+ Policy refers to design and character of the area.	?
ENV11		+ Policy cross refers to light pollution policy.	?
ENV12			
SOC1			
SOC2			
SOC3	+ The land uses covered by the policy tend to be boatyards.	+ The land uses covered by the policy tend to be boatyards.	?
SOC4			
SOC5			
SOC6			

Not having a policy does not mean that these issues will not be considered or addressed; a policy provides certainty.

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
SOC7					
ECO1	+	The land uses covered by the policy tend to be boatyards and this policy guides how those sites can develop.	+	The land uses covered by the policy tend to be boatyards and this policy guides how those sites can develop.	?
ECO2	+		+		?
ECO3	+		+		?

**Policy PUBBRU3: Brundall Mooring Plots**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2			
ENV3			
ENV4	+ The policy restricts the type of development to reflect the character.	+ The policy restricts the type of development to reflect the character.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11		+ Policy refers to light pollution.	?
ENV12			
SOC1			
SOC2			
SOC3	+ The area being used for boating will enable the use of traditional skills in terms of boating and using the water.	+ The area being used for boating will enable the use of traditional skills in terms of boating and using the water.	?
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			

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

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO3	+ The thrust of the policy will benefit tourism and recreational use of the Broads.	+ The thrust of the policy will benefit tourism and recreational use of the Broads.	?

**Policy PUBBRU4: Brundall Marina**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1	+ Policy refers to the road limitations as well as in general providing space for moorings boats.	+ Policy refers to the road limitations as well as in general providing space for moorings boats.	?
ENV2	+ Policy refers to water quality.	+ Policy refers to water quality.	?
ENV3			
ENV4	+ The policy restricts the type of development to reflect the character.	+ The policy restricts the type of development to reflect the character.	?
ENV5			
ENV6	+ Policy refers to flood risk.	+ Policy refers to flood risk.	?
ENV7			
ENV8			
ENV9			
ENV10			
ENV11		+ Policy refers to light pollution.	?
ENV12			
SOC1			
SOC2			
SOC3	+ The area being used for boating will enable the use of traditional skills in terms of boating and using the water.	+ The area being used for boating will enable the use of traditional skills in terms of boating and using the water.	?
SOC4			
SOC5			
SOC6			

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

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC7			
ECO1			
ECO2			
ECO3	+ The thrust of the policy will benefit tourism and recreational use of the Broads.	+ The thrust of the policy will benefit tourism and recreational use of the Broads.	?

**Policy PUBBRU5: Land east of the White Heron Public House**

	B: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy
ENV1			
ENV2			
ENV3	+ The policy refers to the area benefitting wildlife	+ The policy refers to the area benefitting wildlife	?
ENV4	+ The area adds to the character of the wider area.	+ The area adds to the character of the wider area.	?
ENV5			
ENV6	+ Policy refers to flood risk and flood warning and evacuation plan.	+ Policy refers to flood risk and flood warning.	?
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

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

**Policy PUBBRU6: Brundall Gardens**

		A: Keep original policy (other than adding reference to GI RAMS).	B: Proposed Publication version policy	C: No policy
ENV1			+ Policy refers to access requirements.	?
ENV2			+ Capacity for foul water included as a consideration.	?
ENV3	+	Seeks protection of nearby protected sites.	+ GI RAMS and nutrient enrichment mitigation would be required, but that would be neutral impact.	?
ENV4				
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10			+ Makes specific reference to design of associated cabinets.	?
ENV11			+ Makes specific reference to light pollution	?
ENV12				
SOC1				
SOC2				
SOC3				
SOC4	+	Would contribute to housing need in the area.	+ Would contribute to housing need in the area.	?
SOC5				
SOC6	+	Some services and facilities within walking distance of the site.	+ Some services and facilities within walking distance of the site.	

The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.

		A: Keep original policy (other than adding reference to GI RAMS).	B: Proposed Publication version policy	C: No policy
SOC7				
ECO1	+	Residential moorings could result in support of the local businesses.	+	Residential moorings could result in support of the local businesses. ?
ECO2				
ECO3				

**Policy PUBCAN1: Cantley Sugar Beet Factory**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Refers to impacts on highways capacity and safety.	+ Refers to impacts on highways capacity and safety. Also equipment to enable cleaner fuel use.
ENV2	?		+ Policy refers to water pollution.	+ Policy refers to water pollution. Also seeks efficient use of water.
ENV3	?		+ Seeks to protect designated sites.	+ Seeks to protect designated sites. Also seeks biodiversity enhancements.
ENV4	?		+ Seeks improvements of appearance.	+ Seeks improvements of appearance.
ENV5	?			+ Refers to climate change mitigation, adaptation and resilience.
ENV6	?		+ Policy refers to flood risk.	+ Policy refers to flood risk.
ENV7				
ENV8				
ENV9	?		+ Policy refers to impact on heritage assets and landscape.	+ Policy refers to impact on heritage assets and landscape.
ENV10	?		+ Seeks improvements of appearance.	+ Seeks improvements of appearance.
ENV11	?		+ Policy generally addresses these criteria.	+ Policy generally addresses these criteria. Emphasises carbon emissions and light pollution and refers to clean fuels.
ENV12				
SOC1	?	+ Taken together, the policy intends development to have little impact on amenity.	+ Taken together, the policy intends development to have little impact on amenity.	
SOC2				
SOC3				
SOC4				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC5	?		?	The policy helps guide how the site can change in an acceptable way which may result in additional employment.
SOC6				
SOC7				
ECO1	?		?	The policy helps guide how the site can change in an acceptable way which may result in the economy flourishing.
ECO2				
ECO3				

**Policy PUBCHE1: Greenway Marine residential moorings**

		A: Keep original policy (other than adding reference to GI RAMS).	B: Amend policy to improve reference to light pollution (and adding reference to GI RAMS).	C: No policy	
ENV1	+	Policy refers to access requirements.	+	Policy refers to access requirements.	?
ENV2					
ENV3		GI RAMS mitigation would be required, but that would be neutral impact.		GI RAMS mitigation would be required, but that would be neutral impact.	?
ENV4					
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10			+	Makes specific reference to design of associated cabinets.	?
ENV11			+	Makes specific reference to light pollution	?
ENV12					
SOC1					
SOC2					
SOC3					
SOC4	+	Would contribute to housing need in the area.	+	Would contribute to housing need in the area.	?
SOC5					
SOC6	+	Many services and facilities within walking distance of the site.	+	Many services and facilities within walking distance of the site.	?
SOC7					

The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.

		A: Keep original policy (other than adding reference to GI RAMS).	B: Amend policy to improve reference to light pollution (and adding reference to GI RAMS).	C: No policy	
ECO1	+	Residential moorings could result in support of the local businesses.	+	Residential moorings could result in support of the local businesses.	?
ECO2					
ECO3					

**Policy PUBDIL1: Dilham Marina (Tyler’s Cut Moorings)**

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan 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	?		+ Refers to impacting designating sites downstream.	
ENV4	?		+ Fundamentally, the policies requirements will help ensure the character of the area is maintained.	+ Fundamentally, the policies requirements will help ensure the character of the area is maintained.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11	?			+ Policy refers to dark skies.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				

	A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy
ECO3			

**Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham**

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version 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. 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.	

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version 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 PUBDIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck**

This has not changed when compared to the 2019 Local Plan. There are no reasonable alternatives identified at this stage. No alternatives considered as this site is an important part of the Ditchingham Maltings development with site specific considerations.

A: Proposed Publication version 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	

**Policy PUBFLE1: Broadland Sports Club**

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version 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. 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.	

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version 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 PUBGIL1 Gillingham residential moorings (H. E. Hipperson's Boatyard)**

		A: Keep original policy (other than adding reference to GI RAMS).	B: Amend policy to improve reference to light pollution (and adding reference to GI RAMS).	C: No policy	
ENV1				The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.	
ENV2					
ENV3		GI RAMS mitigation would be required, but that would be neutral impact.	GI RAMS mitigation would be required, but that would be neutral impact.		
ENV4					
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10			+ Makes specific reference to design of associated cabinets.		?
ENV11			+ Makes specific reference to light pollution	?	
ENV12					
SOC1					
SOC2					
SOC3					
SOC4	+	Would contribute to housing need in the area.	+ Would contribute to housing need in the area.	?	
SOC5					
SOC6	+	Many services and facilities within walking distance of the site.	+ Many services and facilities within walking distance of the site.	?	
SOC7					

		A: Keep original policy (other than adding reference to GI RAMS).	B: Amend policy to improve reference to light pollution (and adding reference to GI RAMS).	C: No policy	
ECO1	+	Residential moorings could result in support of the local businesses.	+	Residential moorings could result in support of the local businesses.	?
ECO2					
ECO3					

**Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina)**

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy
ENV1		
ENV2	+ Policy refers to water pollution.	+ Policy refers to water pollution.
ENV3	+ Policy refers to impact of any future scheme on the natural environment.	+ Policy refers to impact of any future scheme on the natural environment.
ENV4	+ Policy refers to impact on landscape.	+ Policy refers to impact on landscape.
ENV5		
ENV6	+ Policy refers to flood risk.	+ Policy refers to flood risk and sequential and exception test.
ENV7	+ The area is brownfield land.	+ The area is brownfield land.
ENV8		
ENV9	+ Policy refers to historic environment.	+ Policy refers to historic environment.
ENV10	+ Policy refers to design.	+ Policy refers to design.
ENV11	+ Policy refers to light pollution	+ Policy refers to light pollution and also lighting on charging points.
ENV12		
SOC1		
SOC2		
SOC3		
SOC4		
SOC5		
SOC6		
SOC7		
ECO1		
ECO2		

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy
ECO3		

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

**Policy PUBHOR1: Horning Car Parking**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No 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 recommends a flood response plan.	+ Policy seeks to provide cycle parking.	?
SOC2			
SOC3			
SOC4			
SOC5			

It may be unlikely that the car park will be lost, given its importance to the village, but having a policy adds more certainty and guides change in an appropriate way.

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
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.	?

**Policy PUBHOR2: Horning Open Space (public and private)**

The policy is the same as the original 2019 Local Plan policy.

		A: No policy	B: Proposed Publication version 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			

**Policy PUBHOR3: Waterside plots**

		A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy		
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>			
ENV2						
ENV3	+	Policy refers to trees and other planting.		?	+	Policy refers to trees and other planting.
ENV4	+	The fundamental reason for the policy is to address and consider landscape impact from development.		?	+	The fundamental reason for the policy is to address and consider landscape impact from development.
ENV5						
ENV6	+	The policy refers to flood risk and surface water.		?	+	The policy refers to flood risk and surface water.
ENV7						
ENV8						
ENV9						
ENV10						
ENV11				?	+	The policy refers to light pollution.
ENV12						
SOC1						
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						
SOC7						
ECO1						
ECO2						

ECO3	A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy

**Policy PUBHOR4: Horning Sailing Club**

	A: Original 2019 Local Plan policy		B: No policy		C: Proposed Publication version policy	
ENV1						
ENV2						
ENV3						
ENV4	+	The fundamental reason for the policy is to address and consider landscape impact from development.	?		+	The fundamental reason for the policy is to address and consider landscape impact from development.
ENV5						
ENV6	+	The policy refers to flood risk and surface water.	?		+	The policy refers to flood risk and surface water.
ENV7						
ENV8						
ENV9						
ENV10	+	Design is an important consideration in the policy.	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+	Design is an important consideration in the policy.
ENV11			?		+	The policy refers to light pollution.
ENV12						
SOC1						
SOC2						
SOC3						
SOC4						
SOC5						
SOC6						
SOC7						
ECO1						
ECO2						

		A: Original 2019 Local Plan policy	B: No policy		C: Proposed Publication version policy	
ECO3	+	The policy helps the sailing club to change in an appropriate way and still benefit tourism and recreation.	?		+	The policy helps the sailing club to change in an appropriate way and still benefit tourism and recreation.

**Policy PUBHOR5: Crabbett’s Marsh**

		A: No policy	B: Proposed Publication version policy	
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>		
ENV2				
ENV3	?		+	The policy refers specifically to nature conservation.
ENV4	?		+	The policy refers specifically to landscape character.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Road. and Ferry View Road**

		A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy	
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>		
ENV2	+	Policy refers to water pollution.		?	<p>+</p> <p>Policy refers to water pollution. Also mentioned issue of capacity at Horning Water Recycling Centre.</p>
ENV3	+	Policy refers to impact on biodiversity.		?	<p>+</p> <p>Policy refers to impact on biodiversity. Also mentioned RAMs requirement.</p>
ENV4	+	Policy refers to landscaping and integrating into the landscape.		?	<p>+</p> <p>Policy refers to landscaping and integrating into the landscape.</p>
ENV5					
ENV6	+	Policy refers to issue of flood risk.		?	<p>+</p> <p>Policy refers to issue of flood risk.</p>
ENV7					
ENV8					
ENV9					
ENV10					
ENV11				?	<p>+</p> <p>Policy mentions light pollution.</p>
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					

	A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy
ECO2			
ECO3			

**Policy PUBHOR7: Woodbastwick Fen moorings**

		B: Proposed Publication version policy	C: No policy
ENV1	+	The policy states no additional moorings to protect the navigable waterways.	?
ENV2			
ENV3	+	The policy seeks to protect biodiversity.	?
ENV4	+	The policy seeks to protect landscape character.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

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

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

	B: Proposed Publication version policy	C: No policy
ENV1		
ENV2		
ENV3		
ENV4		
ENV5	+ The policy reflects and highlights flood risk in the area.	?
ENV6	+ The policy reflects and highlights flood risk in the area.	?
ENV7		
ENV8		
ENV9		
ENV10		
ENV11		
ENV12		
SOC1		
SOC2		
SOC3		
SOC4		
SOC5	+ The units provide space for small enterprises.	?
SOC6		
SOC7		
ECO1	+ The units provide space for small enterprises.	?
ECO2		
ECO3		

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

**Policy PUBHOV1: Green infrastructure**

		A: No policy	B: Proposed Publication version policy
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>	
ENV2			
ENV3	?		+ These areas will benefit biodiversity.
ENV4	?		+ These areas add to the character of the area.
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBHOV2: Station Road car park**

	A: Original 2019 Local Plan policy	B: Proposed Publication version 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.	? 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 seeks biodiversity enhancements.	
ENV4	+ The policy seeks landscaping.	+ The policy seeks landscaping.	
ENV5			
ENV6		+ Policy refers to surface water.	
ENV7			
ENV8			
ENV9			
ENV10			
ENV11		+ The policy addresses light pollution.	
ENV12			
SOC1		+ Policy refers to flood response plan.	?
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
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.	?

**Policy PUBHOV3: Brownfield land off Station Road, Hoveton**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ The site is centrally located with good access to public transport.	+ The site is centrally located with good access to public transport.
ENV2	?		+ The policy refers to water quality.	+ The policy refers to water quality and water efficiency.
ENV3	?			+ The policy refers to need to consider impacts on biodiversity and potentially provide BNG.
ENV4	?		+ The policy seeks improvements to this area of the Broads.	+ The policy seeks improvements to this area of the Broads.
ENV5	?			+ Policy refers to energy efficiency.
ENV6	?		+ The policy refers to the schemes proposals needing to reflect the flood risk on site.	+ The policy refers to the schemes proposals needing to reflect the flood risk on site.
ENV7	?		+ This is brownfield land. The reasoned justification accepts demolition of one of the buildings but seeks retention of another building.	+ This is brownfield land. The policy accepts demolition of one of the buildings but seeks retention of another building.
ENV8	?		The reasoned justification accepts demolition of one of the buildings but seeks retention of another building.	+ The policy accepts demolition of one of the buildings but seeks retention of another building. Not demolishing the site would prevent waste from being produced.
ENV9	?		+ The policy refers to the Schedule Monument nearby.	+ The policy refers to the Schedule Monument nearby.
ENV10	?		+ Design is important for this scheme in this location and the policy reflects that.	+ Design is important for this scheme in this location and the policy reflects that.
ENV11	?			+ Policy refers to light pollution.
ENV12				
SOC1				
SOC2				
SOC3				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC4				
SOC5	?		+ Uses discussed in the policy are likely to result in job creation.	+ Uses discussed in the policy are likely to result in job creation.
SOC6	?		+ The site is located centrally.	+ The site is located centrally.
SOC7				
ECO1	?		+ The policy is likely to result on job creation and benefit the local economy.	+ The policy is likely to result on job creation and benefit the local economy.
ECO2	?		+ The policy is likely to result on job creation and benefit the local economy.	+ The policy is likely to result on job creation and benefit the local economy.
ECO3	?		+ The policy is likely to result on job creation and benefit the local economy.	+ The policy is likely to result on job creation and benefit the local economy.

**Policy PUBHOV4: BeWILDerwood Adventure Park**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Policy refers to travel and transport.	+ Policy refers to travel and transport and refers to cycle parking.
ENV2	?		+ Policy refers to water quality.	+ Policy refers to water quality.
ENV3	?		+ Policy seeks to protect biodiversity.	+ Policy seeks to protect biodiversity and requires biodiversity enhancements.
ENV4	?		+ Policy seeks to protect landscape character.	+ Policy seeks to protect landscape character.
ENV5				
ENV6	?		+ Policy refers to flood risk.	+ Policy refers to flood risk.
ENV7				
ENV8				
ENV9				
ENV10				
ENV11	?			+ Policy refers to light pollution.
ENV12				
SOC1	?		+ The tourist attraction helps with an active lifestyle.	+ The tourist attraction helps with an active lifestyle.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO2				
ECO3	?		+ Fundamentally, the policy seeks to ensure that the site is a success and reflects its context.	+ Fundamentally, the policy seeks to ensure that the site is a success and reflects its context.

**Policy PUBHOV5: Hoveton Town Centre and areas adjacent to the Town Centre**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1	+ Policy refers to proposals not exacerbating traffic issues in the area. Provides goods and services to the local area and is accessible by foot and cycle.	+ Policy refers to proposals not exacerbating traffic issues in the area. Provides goods and services to the local area and is accessible by foot and cycle.	?
ENV2		+ Refers to water efficiency.	?
ENV3		+ Refers to biodiversity enhancements.	?
ENV4	+ Public realm and character are considerations in the policy.	+ Public realm and character are considerations in the policy.	?
ENV5		+ Refers to overheating and shade.	?
ENV6		+ Policy refers to flood risk.	?
ENV7			
ENV8			
ENV9	+ The bridge is referred to and generally consideration of historic interest is included in the policy.	+ The bridge is referred to and generally consideration of historic interest is included in the policy.	?
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			

Not having a policy does not mean that these issues will not be considered or addressed; a policy provides certainty.

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
SOC5	+	The Town Centre land uses provide job opportunities.	+	The Town Centre land uses provide job opportunities.	?
SOC6	+	The town centre provides services and facilities in an accessible location.	+	The town centre provides services and facilities in an accessible location.	?
SOC7			+	Refers to crime and safety provisions.	?
ECO1	+	The town centre is part of the local economy.	+	The town centre is part of the local economy.	?
ECO2	+		+		?
ECO3	+		+		?

**Policy PUBNOR1: Utilities Site**

		A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy	
ENV1	+	Access is a key consideration for this site and the wider area.	Not having a policy does not necessarily mean these issues will not be considered. But a policy brings the important considerations together for clarity and consistency.	+	Access is a key consideration for this site and the wider area.
ENV2	+	Policy refers to water efficiency and quality.		+	Policy refers to water efficiency and quality.
ENV3	+	Policy refers to natural environment.		+	Policy refers to natural environment.
ENV4	+	Policy refers to landscaping and the character of the area.		+	Policy refers to landscaping and the character of the area.
ENV5				+	Policy refers to any proposal being resilient to a changing climate.
ENV6	+	Policy refers to flood risk.		+	Policy refers to flood risk.
ENV7	+	Site is a brownfield site.		+	Site is a brownfield site.
ENV8					
ENV9	+	Policy refers to heritage in the area.		+	Policy refers to heritage in the area.
ENV10	+	Policy seeks high quality design.		+	Policy seeks high quality design.
ENV11				+	Policy refers to lighting and light pollution.
ENV12				+	Policy encourages water source heating.
SOC1					
SOC2					
SOC3					
SOC4	+	The site could deliver around 250 homes.		+/? The site could deliver 250 homes. Policy refers to self-build as well.	
SOC5					
SOC6	+	The site is located with good access to services and facilities		+	The site is located with good access to services and facilities

		A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy	
		and the policy refers to links for pedestrians and cyclists.		and the policy refers to links for pedestrians and cyclists.	
SOC7					
ECO1	?/+	Whilst the policy is mainly about the housing element, this site is part of a larger area and therefore taken together, could rate positive against these economic objectives.	?	?/+	Whilst the policy is mainly about the housing element, this site is part of a larger area and therefore taken together, could rate positive against these economic objectives.
ECO2	?/+			?	
ECO3	?/+			?	

**Policy PUBNOR2: Riverside walk and cycle path**

	A: Original 2019 Local Plan policy	B: Proposed Publication version 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.	?
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			

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

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
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.	?

**Policy PUBORM1: Ormesby waterworks**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No 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			

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty. Especially given the importance of this asset to society in terms of water supply and also given its very sensitive setting.

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO1			
ECO2			
ECO3			

**Policy PUBOUL1: Boathouse Lane Leisure Plots**

		A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy	
ENV1					
ENV2					
ENV3					
ENV4	+	Policy refers to landscape character. Also includes wording about hard standings etc being kept to a minimum.	+	Policy refers to landscape character.	?
ENV5	+	Policy identifies the area as important for flood capacity.	+		?
ENV6	+	Policy identifies the area as important for flood capacity.	+		?
ENV7					
ENV8					
ENV9	+	The policy refers to potential archaeology.	+		?
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3					

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

**Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy
ENV1	+ Policy highlights potential traffic issues.	+ Policy highlights potential traffic issues.
ENV2	+ Policy emphasises the issue of water quality.	+ Policy emphasises the issue of water quality.
ENV3	+ Policy refers to HRA requirements.	Policy refers to HRA requirements and biodiversity net gain.
ENV4	+ Policy requires landscaping and good design.	+ Policy requires landscaping and good design.
ENV5	+ Policy refers to the issue of flood risk.	+ Policy refers to the issue of flood risk.
ENV6	+ Policy refers to the issue of flood risk.	+ Policy refers to the issue of flood risk.
ENV7		
ENV8		
ENV9	+ Policy refers to conservation area and potential for archaeology.	+ Policy refers to conservation area and potential for archaeology.
ENV10	+ Policy requires good design.	+ Policy requires good design.
ENV11		
ENV12		
SOC1		
SOC2		
SOC3	+ The policy seeks retention of a boatyard use.	+ The policy seeks retention of a boatyard use.
SOC4	+ The site is allocated for housing.	+ The site is allocated for housing.
SOC5		

		A: Original 2019 Local Plan policy		B: Proposed Publication version policy
SOC6	+	The site has good access to services and facilities.	+	The site has good access to services and facilities.
SOC7				
ECO1	+	The policy seeks employment use.	+	The policy seeks employment use.
ECO2				
ECO3				

Note that 'no policy' was deemed an unreasonable alternative option as the site has planning permission. The policy is included in case the applicant wishes to change their scheme, as it is not built out yet.

**Policy PUBOUL3 - Oulton Broad District Shopping Centre**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1	+	The District Centre provides goods and services to the local area and is accessible by foot and cycle.	+	The District Centre provides goods and services to the local area and is accessible by foot and cycle. Amended policy refers to cycle parking.	?
ENV2			+	Refers to water efficiency.	?
ENV3			+	Refers to biodiversity enhancements.	?
ENV4					
ENV5			+	Refers to overheating and shade.	?
ENV6			+	Policy refers to flood risk	?
ENV7					
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5	+	The District Centre land uses provide job opportunities.	+	The District Centre land uses provide job opportunities.	?
SOC6	+	The District Centre provides goods and services to the local area and is accessible by foot and cycle.	+	The District Centre provides goods and services to the local area and is accessible by foot and cycle.	?

Not having a policy does not necessarily mean that these considerations will not be addressed in schemes, but having a policy provides certainty.

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
SOC7			+	Refers to crime and safety provisions.	?
ECO1	+	The land uses in the District Centre are part of the local economy.	+	The land uses in the District Centre are part of the local economy.	?
ECO2	+		+		?
ECO3	+		+		?

**Policy PUBPHRB1 Bridge Area**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1	+ Policy refers to the parking provision in the area.	+ Policy refers to the parking provision in the area. Also refers to traffic management in the area.	?
ENV2			
ENV3		+ Policy seeks biodiversity enhancements.	?
ENV4	+ Policy covers an area that is quite unique in character in the Broads.	+ Policy covers an area that is quite unique in character in the Broads.	?
ENV5		+ Policy refers to resilience.	?
ENV6	+ Policy refers to flood risk in the area.	+ Policy refers to flood risk in the area. Policy refers to resilience.	?
ENV7			
ENV8			
ENV9	+ Policy refers to the Bridge.	+ Policy refers to the Bridge.	?
ENV10			
ENV11	+ Policy includes reference to light pollution.	+ Policy includes reference to light pollution.	?
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			

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

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy		C: No policy
ECO1	+	Generally, the policy seeks to continue the types of land uses that are there and these benefit to the economy and employment in the area.	Generally, the policy seeks to continue the types of land uses that are there and these benefit to the economy and employment in the area.	?	
ECO2	+			?	
ECO3	+			?	

**Policy PUBPHRB2: Waterside plots**

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy	
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>			
ENV2					
ENV3	?			+ Reference to flowering plants would benefit biodiversity.	+ Reference to flowering plants would benefit biodiversity. Also there is reference to biodiversity enhancements.
ENV4	?			+ Fundamentally, the policy seeks to guide what can happen in this area to preserve and enhance character.	+ Fundamentally, the policy seeks to guide what can happen in this area to preserve and enhance character.
ENV5					
ENV6	?			+ Policy refers to flood risk.	+ Policy refers to flood risk.
ENV7					
ENV8					
ENV9					
ENV10	?			+ Policy generally influences design of the chalets/bungalows.	+ Policy generally influences design of the chalets/bungalows.
ENV11	?			+ Policy refers to light pollution.	+ Policy refers to light pollution.
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					

		A: No policy	B: Proposed Publication version policy	C: Original 2019 Local Plan policy
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBPHRB3: Green Bank Zones**

		A: No policy	B: Proposed Publication version 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	?			+ By being undeveloped, biodiversity could benefit.
ENV4	?			+ Fundamentally, the policy seeks to guide what can happen in this area to preserve and enhance character.
ENV5				
ENV6	?			+ By being undeveloped, there is space for water.
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBSOL1: Riverside area moorings**

This is the same as the 2019 Local Plan policy. There are no reasonable alternatives identified at this stage.

A: Proposed Publication version policy	
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 Broads.
ECO2	
ECO3	

Considering the history of potential proliferation of development in this area, the alternative option of no policy is not considered reasonable.

**Policy PUBSOM1: Somerleyton Marina Residential Moorings**

	A: Keep original policy (other than adding reference to GI RAMS).	B: Proposed Publication version policy	C: No policy
ENV1	+ Policy refers to access requirements.	+ Policy refers to access requirements.	Being located adjacent to a development boundary, the residential moorings could still come forward as that is one of the locational criteria. That being said, the bespoke criteria addressed in the policy to reflect this particular site are important and so a policy provides more detail and certainty.
ENV2			
ENV3	GI RAMS mitigation would be required, but that would be neutral impact.	GI RAMS mitigation would be required, but that would be neutral impact.	
ENV4			
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10		+ Makes specific reference to design of associated cabinets.	
ENV11	+ Makes specific reference to light pollution	+ Makes specific reference to light pollution	?
ENV12			
SOC1			
SOC2			
SOC3			
SOC4	+ Would contribute to housing need in the area.	+ Would contribute to housing need in the area.	?
SOC5			
SOC6	+ Some services and facilities within walking distance of the site.	+ Some services and facilities within walking distance of the site.	?
SOC7			

		A: Keep original policy (other than adding reference to GI RAMS).		B: Proposed Publication version policy		C: No policy
ECO1	+	Residential moorings could result in support of the local businesses.	+	Residential moorings could result in support of the local businesses.	?	
ECO2						
ECO3						

**Policy PUBSTA1: Land at Stalham Staithe (Richardson’s Boatyard)**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy (including not allocating residential moorings)	
ENV1			<p>Not having a policy does not mean that these issues would not be addressed. Given the site is large and a very successful business, it is logical and prudent to have a policy that helps guide change.</p> <p>In terms of residential moorings, by not allocating the site, despite its location close to the main part of Stalham, the moorings may not come forward and the associate benefits (of not providing the need and passive security and to some extent, diversification) would not be met.</p>	
ENV2				
ENV3	+ Policy refers to planting, with benefits to the natural environment.	+ Policy refers to planting, with benefits to the natural environment and refers to nutrient neutrality and GI RAMS.		?
ENV4	+ Policy refers to views and landscape planting.	+ Policy refers to views and landscape planting.		?
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	+ Policy refers to views the issue of archaeology.	+ Policy refers to views the issue of archaeology.		?
ENV10		+ Policy refers to the design guide.		?
ENV11		+ The policy refers to light pollution.		?
ENV12				
SOC1				
SOC2				
SOC3	+ The policy relates to a boatyard which enables traditional Broads’ industries as well as enabling people to enjoy and understand the Broads.	+ The policy relates to a boatyard which enables traditional Broads’ industries as well as enabling people to enjoy and understand the Broads.	?	

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy (including not allocating residential moorings)
SOC4	+ Policy says residential moorings could be acceptable here.	+ Policy says residential moorings are acceptable here and allocated the area for 10 resi moorings.	?
SOC5	+ Policy relates to an employment area.	+ Policy relates to an employment area.	?
SOC6			
SOC7			
ECO1	+ Policy relates to an employment area.	+ Policy relates to an employment area.	?
ECO2	+ Policy relates to an employment area.	+ Policy relates to an employment area.	?
ECO3	+ Policy relates to a tourism provider.	+ Policy relates to a tourism provider.	?

**Policy PUBTSA1: Cary's Meadow**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy		C: No policy
ENV1			+ Policy refers to cycle parking.	?	<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>
ENV2					
ENV3	+	Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	+ Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	?	
ENV4	+	Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	+ Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	?	
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1	+	The Meadow is used by the public with benefits to health and wellbeing.	+ The Meadow is used by the public with benefits to health and wellbeing.	?	
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ECO1			
ECO2			
ECO3			

**Policy PUBTSA2: Thorpe Island**

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Policy reflects the restriction of the bridge.	+ Policy reflects the restriction of the bridge.
ENV2			+ Policy refers to water quality.	+ Policy refers to water quality.
ENV3				
ENV4	?		+ Policy requirements generally seek to protect and enhance landscape character.	+ Policy requirements generally seek to protect and enhance landscape character.
ENV5			+ Policy refers to flood risk.	+ Policy refers to flood risk.
ENV6				
ENV7				
ENV8				
ENV9	?		+ Policy refers to the heritage assets in the area.	+ Policy refers to the heritage assets in the area.
ENV10	?		+ Policy refers to design.	+ Policy refers to design and the Design Guide.
ENV11	?			+ Policy refers to light pollution.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	?		+	

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO2	?		The policy generally supports boat yard uses in the area.	The policy generally supports boat yard uses in the area.
ECO3	?			

**Policy PUBTSA3: Griffin Lane – boatyards and industrial area**

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Policy reflects the lane’s constraints and the junction with the main road.	+ Policy reflects the lane’s constraints and the junction with the main road.
ENV2				
ENV3				
ENV4	?		+ Policy requires landscape improvements to the area.	+ Policy requires landscape improvements to the area.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9	?		+ Policy refers to the heritage assets in the area.	+ Policy refers to the heritage assets in the area.
ENV10	?		+ Policy refers to design.	+ Policy refers to design and the Design Guide.
ENV11	?			+ Policy refers to light pollution.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	?	+ The policy generally supports boat yard uses in the area.	+ The policy generally supports boat yard uses in the area.	
ECO2	?			

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO3	?			

**Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards**

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Policy reflects the lane’s constraints and the junction with the main road.	+ Policy reflects the lane’s constraints and the junction with the main road.
ENV2				
ENV3				
ENV4	?		+ Policy reflects the semi-rural character of the area.	+ Policy reflects the semi-rural character of the area.
ENV5				
ENV6	?		+ Flood risk is referred to in the policy.	+ Flood risk is referred to in the policy.
ENV7	?		+ Policy seeks no new development but allows replacements and extensions.	+ Policy seeks no new development but allows replacements and extensions.
ENV8				
ENV9				
ENV10	?		+ Policy refers to design.	+ Policy refers to design and the Design Guide.
ENV11	?			+ Policy refers to light pollution.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ECO1	?		+	The policy generally supports boat yard uses in the area.
ECO2	?			
ECO3	?			

**Policy PUBTSA5: River Green Open Space**

This is the same as the original 2019 Local Plan policy

		A: Proposed Publication version policy	B: No policy	
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>	
ENV2				
ENV3				
ENV4	+	The open space is an area important to the local character.		?
ENV5				
ENV6				
ENV7				
ENV8	+	The open space is an area important to the local character (which is a Conservation Area).		?
ENV9				
ENV10				
ENV11				
ENV12				
SOC1	+	The area will benefit the health and wellbeing of the community and visitors.		?
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBTHU1: Tourism development at Hedera House, Thurne**

		A: Keep original policy (other than updating the text relating to BNG, NN and GI RAMS).		B: Proposed Publication version policy
ENV1	-	Few facilities provided in village so likely reliance on single occupancy car use.	-	Few facilities provided in village so likely reliance on single occupancy car use.
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				

		A: Keep original policy (other than updating the text relating to BNG, NN and GI RAMS).	B: Proposed Publication version policy	
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				

Note that 'no policy' was deemed an unreasonable alternative option as the site has planning permission. This site was allocated in the 2014 Sites Specifics Local Plan and then the 2019 Local Plan and subsequently received planning permission. The policy continues in the new Local Plan as it is not built out and in case the landowner seeks changes or a different approach to the site. There are **two** negatives in relation to there being few facilities in the village **and likely reliance on single occupancy car use**. It is important to note that the site was included in the 2014 Sites Specifics Local Plan by request of the Inspector as the Authority did not support this allocation.

**Policy PUBWHI1: Whitlingham Country Park plus adjacent land**

		A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1	+	Impact of proposals on the highway is a consideration in the policy.	+	Impact of proposals on the highway is a consideration in the policy.	?
ENV2					
ENV3	+	Policy refers to enhancing biodiversity.	+	Policy refers to protecting and enhancing biodiversity.	?
ENV4	+	Policy seeks to protect the park character and refers to the historic park and garden status of the site.	+	Policy seeks to protect the park character and refers to the historic park and garden status of the site.	?
ENV5	+	Policy seeks to promote walking and cycling and use of public transport.	+	Policy seeks to promote walking and cycling and use of public transport.	?
ENV6			+	Policy refers to flood risk.	?
ENV7	+	Policy seeks the sharing of any buildings.	+	Policy seeks the sharing of any buildings.	?
ENV8					
ENV9	+	Policy seeks to protect the park character and refers to the historic park and garden status of the site.	+	Policy seeks to protect the park character and refers to the historic park and garden status of the site.	?
ENV10	+	Generally, the policy criteria emphasise good design.	+	Generally, the policy criteria emphasise good design.	?
ENV11			+	Policy refers to light pollution.	?
ENV12					
SOC1	+	Policy refers to health and wellbeing.	+	Policy refers to health and wellbeing.	?
SOC2					
SOC3					

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

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3	+	The use of the area is for recreation.	+
		The use of the area is for recreation.	?

**Policy PUBWHI2: Land at Whitlingham Lane**

		A: No policy	B: Proposed Publication version 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.	+ Policy seeks only one access onto Whitlingham Lane and refers to walking, cycling and wheeling.
ENV2	?		+ Policy seeks water efficiency.
ENV3	?		+ Policy refers to potential for wildlife on site, the nature reserve as well as the need for biodiversity enhancements.
ENV4	?		+ Policy seeks improved frontage and good design.
ENV5	?		+ Policy refers to walking, cycling and wheeling and seeks retention of buildings due to embodied carbon.
ENV6	?		+ Policy refers to flood risk on site.
ENV7	?		+ Policy seeks retention of exiting building.
ENV8	?		+ Policy seeks retention of exiting building.
ENV9	?		+ Policy seeks retention of exiting building. Policy refers to nearby buildings that are of heritage value.
ENV10	?		+ Policy refers to design and design guide.
ENV11	?		+ Policy refers to light pollution.
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5	?		+ E Class Land use would provide some employment opportunities.
SOC6	?		? Depending on proposals, this could provide a use that benefits the community.

		A: No policy	B: Proposed Publication version policy	
SOC7				
ECO1				
ECO2	?		+	The policy requirements would ensure the land use considers and addresses potential impacts on the environment for example by assessing wildlife on site, being well designed and water efficient.
ECO3				

**Policy PUBSSTRI: Trinity Broads**

A: Proposed Publication version policy		B: Original 2019 Local Plan policy		C No policy	
ENV1	+ Policy refers to controlling boat use.	+	Policy refers to controlling boat use.	?	The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.
ENV2	+ The policy will result in the protection of the Broad which is used for water supply.	+	The policy will result in the protection of the Broad which is used for water supply.	?	
ENV3	+ The policy will result in benefits to biodiversity. And refers to potential need for HRA.	+	The policy will result in benefits to biodiversity.	?	
ENV4	+ The policy seeks protection of the character of the area.	+	The policy seeks protection of the character of the area.	?	
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10					
ENV11	+ The policy specifically refers to light pollution.	+	The policy specifically refers to light pollution.	?	
ENV12					
SOC1	+ Tranquillity benefits mental wellbeing.	+	Tranquillity benefits mental wellbeing.	?	
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C No policy
ECO1			
ECO2			
ECO3	<p>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.</p>	<p>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.</p>	?

**Policy PUBSSUT: Upper Thurne**

	A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy
ENV1	+ Policy refers to controlling boat use.	+ Policy refers to controlling boat use.	? The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.
ENV2	+ The policy will result in the protection of the Broad which is used for water supply.	+ The policy will result in the protection of the Broad which is used for water supply.	? The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.
ENV3	+ The policy will result in benefits to biodiversity. And refers to potential need for HRA.	+ The policy will result in benefits to biodiversity.	? The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.
ENV4	+ The policy seeks protection of the character of the area.	+ The policy seeks protection of the character of the area.	? The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11	+ The policy specifically refers to light pollution.	+ The policy specifically refers to light pollution.	? The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.
ENV12			
SOC1	+ Tranquillity benefits mental wellbeing.	+ Tranquillity benefits mental wellbeing.	? The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			

		A: Proposed Publication version policy	B: Original 2019 Local Plan policy	C: No policy
SOC7				
ECO1				
ECO2				
ECO3	?	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.	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 PUBSSPUBS Waterside Pubs Network**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+	Policy seeks benefits to river/water users	+	Policy seeks benefits to river/water users	
ENV2	?		+	Policy includes a criterion on foul drainage	+	Policy includes a criterion on foul drainage	
ENV3							
ENV4					+	Policy highlights how some pubs are important assets in terms of the building itself.	
ENV5					+	Policy refers to energy efficiency	
ENV6	?			+	Policy included a criterion on flood risk.	+	Policy included a criterion on flood risk.
ENV7							
ENV8							
ENV9					+	Policy highlights how some pubs are important assets in terms of the building itself.	
ENV10							
ENV11	?			+	Policy includes a criterion on light pollution.	+	Policy includes a stronger criterion on light pollution.
ENV12							
SOC1	?		?	On one hand pubs could enable unhealthy lifestyles but on the other hand are a place to socialise.	?	On one hand pubs could enable unhealthy lifestyles but on the other hand are a place to socialise.	
SOC2							
SOC3							
SOC4							
SOC5							

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC6	?		+ Pubs are an important facility to the community.	+ Pubs are an important facility to the community.
SOC7	?		+ Pubs are a place to socialise.	+ Pubs are a place to socialise.
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.	+ 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				

**Policy PUBSSROADS: Main road network**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version 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.	+ Fundamentally, the policy relates to travel and transport.	+ Fundamentally, the policy relates to travel and transport.
ENV2				
ENV3				
ENV4				
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1	?			+ Policy refers to the impact of proposals on the amenity of nearby users.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				

**Policy PUBSSTRACKS: Former rail trackways**

A: Original 2019 Local Plan policy		B: No policy	C: Proposed Publication version policy
ENV1	+ The policy is about travel, albeit recreation.	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+ The policy is about travel, albeit recreation.
ENV2			
ENV3	+ The policy seeks protection of designated sites.		+ The policy seeks protection of designated sites.
ENV4	+ The policy refers to landscape considerations.		+ The policy refers to landscape considerations.
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	+ The use of the routes would benefit mental and physical health and wellbeing.		+ The use of the routes would benefit mental and physical health and wellbeing.
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			

		A: Original 2019 Local Plan policy	B: No policy	C: Proposed Publication version policy	
ECO3	+	The recreation routes may benefit tourism in the area by being attractions.	?	+	The recreation routes may benefit tourism in the area by being attractions.

**Policy PUBSSSTATIONS: Railway stations/halts**

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
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 stations/halts an essential element to the tourist network in the Broads it seems prudent to have a policy.</p>	+ The policy seeks to protect and enables appropriate enhancements of the halts and stations that will benefit modal shift.	+ The policy seeks to protect and enables appropriate enhancements of the halts and stations that will benefit modal shift.
ENV2				
ENV3				+ The policy specifically refers to biodiversity enhancements.
ENV4	?		+ The policy specifically refers to improving their appearance.	+ The policy specifically refers to improving their appearance.
ENV5	?		+ The stations/halts will enable modal shift.	+ The stations/halts will enable modal shift.
ENV6				
ENV7				
ENV8				
ENV9				+ The policy highlights that some stations/halts have heritage value.
ENV10	?		+ The policy specifically refers to improving their appearance.	+ The policy specifically refers to improving their appearance.
ENV11				+ The policy requires light pollution to be addressed.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				

		A: No specific policy.	B: Original 2019 Local Plan policy	C: Proposed Publication version policy		
SOC5						
SOC6	?		+	Halts/stations enable modal shift.	+	Halts/stations enable modal shift.
SOC7						
ECO1						
ECO2						
ECO3						

**Policy PUBSSSTAITHES: Staithes**

This is the same as the 2019 version. There are no reasonable alternatives identified at this stage.

A: Proposed Publication version policy	
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	+ Staithes can contribute to the character of an area. 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.
ENV5	
ENV6	
ENV7	
ENV8	
ENV9	+ Using the waterways and staithes is related to the history and traditions of the Broads.
ENV10	
ENV11	
ENV12	
SOC1	+ Staithes can help access the water with the related positive impact of active lifestyles.
SOC2	
SOC3	
SOC4	
SOC5	

A: Proposed Publication version policy	
SOC6	
SOC7	
ECO1	
ECO2	
ECO3	+ Depending on any access right or ownership, staites can be used to enjoy the water, with related tourism and recreation positive impacts.

An alternative option is to not have a policy. If this option were to be taken forward, there would be no protection for staites through the planning process. This is deemed an unreasonable option and has not been taken forward for consideration. This is because the policy is in the current Local Plan and there have not been any suggestions to remove it. Also, fundamentally, the policy provides a level of protection for staites, which are important locally.

**Policy PUBSSCOAST: The Coast**

This policy is the same as Original 2019 Local plan policy

		A: Proposed Publication version policy	B: No policy	
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>	
ENV2				
ENV3	+	Policy identifies the area as a seal and wild bird refuge and seeks to protect that.		?
ENV4	+	The policy seeks to protect the character of the area.		?
ENV5	+	The policy refers to the flood risk and tidal inundation.		?
ENV6	+	The policy refers to the flood risk and tidal inundation.		?
ENV7				
ENV8				
ENV9				
ENV10				
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3	+	The policy refers to recreation use of the area.	?	

**Policy PUBSSMILLS: Drainage Mills**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy	
ENV1			<p>The Mills tend to be listed, so there is protection already through national and local policy. But given that these structures, or their remains, are iconic to the area, a policy relating to the Mills seems logical and prudent.</p>	
ENV2	+ The policy refers to water.	+ The policy refers to water.		?
ENV3	+ The policy refers to timing of works.	+ The policy refers to timing of works, recreation and nutrient enrichment impacts.		?
ENV4	+ Mills are a prominent feature in the landscape and the policy seeks their protection and enhancement.	+ Mills are a prominent feature in the landscape and the policy seeks their protection and enhancement.		?
ENV5				
ENV6		+ Policy refers to flood risk.		?
ENV7	+ The policy seeks restoration and reuse of the Mills.	+ The policy seeks restoration and reuse of the Mills.		?
ENV8				
ENV9	+ The policy seeks improvements to the mills which are heritage assets and important to the cultural heritage of the area.	+ The policy seeks improvements to the mills which are heritage assets and important to the cultural heritage of the area.		?
ENV10				
ENV11		+ The policy specific mentions dark skies and light pollution.		?
ENV12				
SOC1				
SOC2				
SOC3	+ Generally, by seeking improvements to the mills, this will benefit traditional skills.	+ Generally, by seeking improvements to the mills, this will benefit traditional skills.	?	

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3	+ Generally, by seeking improvements to the mills, this will benefit this objective.	+ Generally, by seeking improvements to the mills, this will benefit this objective.	?

**Policy PUBSSLGS: Local Green Space**

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
ENV1			
ENV2			
ENV3	+ The areas of land, to a lesser or greater extent, have benefits for biodiversity.	+ The areas of land, to a lesser or greater extent, have benefits for biodiversity.	?
ENV4	+ The areas of land are local in character and enhance the area.	+ The areas of land are local in character and enhance the area.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	+ Generally, the areas have been put forward as they are important to the community, with many being areas for quite relaxation and walking around so benefitting mental and physical health and wellbeing.	+ Generally, the areas have been put forward as they are important to the community, with many being areas for quite relaxation and walking around so benefitting mental and physical health and wellbeing.	?
SOC2			
SOC3			
SOC4			
SOC5			

It may be that the areas identified as local green space would not be negatively affected by development. But the community have identified these spaces as being important to them and therefore a policy seems needed, which brings extra protection.

	A: Original 2019 Local Plan policy	B: Proposed Publication version policy	C: No policy
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

**Policy PUBSSA47: Road schemes on the Acle Straight (A47T)**

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
ENV1	?	<p>Whilst the Authority will not determine the application, considering the impacts that changes to the Acle Straight could have as well as the constraints, a policy that sets out the Authority's stance and brings together important considerations is prudent.</p>	+ Policy refers to the A47.	+ Policy refers to the A47.
ENV2	?		+ Policy emphasises the issue of water quality.	+ Policy emphasises the issue of water quality.
ENV3	?		+ Policy emphasises the issue of impact on biodiversity.	+ Policy emphasises the issue of impact on biodiversity. Also raises issue of peat.
ENV4	?		+ Policy emphasises the issue of impact on landscape.	+ Policy emphasises the issue of impact on landscape.
ENV5	?			+ Policy refers to climate change resilience.
ENV6	?		+ Policy emphasises issue of flood risk.	+ Policy emphasises issue of flood risk.
ENV7				
ENV8				
ENV9	?		+ Policy emphasises issue of impact on heritage.	+ Policy emphasises issue of impact on heritage.
ENV10	?		+ Taken as a whole, the aim of the policy is for a well-designed scheme.	+ Taken as a whole, the aim of the policy is for a well-designed scheme.
ENV11	?		+ Light pollution is referred to in the policy.	+ Light pollution is referred to in the policy.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				

		A: No policy	B: Original 2019 Local Plan policy	C: Proposed Publication version policy
SOC7				
ECO1				
ECO2				
ECO3				

**Sustainability appraisal of sites put forward through the Call for Sites not allocated in the Local Plan**

These sites were put forward through the call for sites. They were assessed in the [Housing and Economic Land Availability Assessment \(HELAA\) \(September 2023\)](#). These sites were not taken forward for allocation in the Local Plan. The reasons are set out here: [From HELAA to Local Plan \(September 2023\)](#).

	Broadland Nurseries, Main Road, Ormesby St Michael - Campsite	Broadland Nurseries, Main Road, Ormesby St Michael - 25 dwellings	Brundall Gardens Marina – Brundall Broad - 10 holiday homes.	Brundall Gardens Marina off West Lane, east of main Marina - 12 holiday homes	Land near Pyes Mill, Loddon - 10 residential dwellings	Land off Mill Road, Stokesby - 2 self-build dwellings	Ropes Hill, Horning - 6 residential moorings	Land next to Loddon Marina – 10 residential moorings
ENV1	Specific access requirements or improvements will be finalised as part of any planning application.	Specific access requirements or improvements will be finalised as part of any planning application.	? Cumulatively, with other allocations in this area, could need highways work where meets public highway.	? Cumulatively, with other allocations in this area, could need highways work where meets public highway.	- Current road not deemed suitable and link road idea not likely to be supported by Highways Authority.	? There could be implications in terms of overhead power and BT apparatus, that may require relocation/diversion to facilitate safe and suitable access (and/or requirement of utility companies).	? Concerns from Highways about likely reversing movement onto public highway. Could be mitigated but may be costly to do so.	Specific access requirements or improvements will be finalised as part of any planning application
ENV2			Nutrient Neutrality a consideration at time of write.	Nutrient Neutrality a consideration at time of write.			- Capacity constraints at Water Recycling Centre.	Nutrient Neutrality a consideration at time of write.
ENV3	Ecological appraisal would need to be carried out.	Ecological appraisal would need to be carried out.	- Would involved removal of wet woodland.	- Would involved removal of wet woodland.	Ecological appraisal would need to be carried out	Ecological appraisal would need to be carried out.	- 4 residential moorings: Ecological appraisal would need to be carried out. - 6 residential moorings: Ecological appraisal would need to be carried out. Peat would be excavated.	- Dyke would be widened by removing peat.
ENV4		- Would impact on the character of the area.	- Would impact on the character of the area.	- Would impact on the character of the area.	- Would impact on the character of the area.	- Would impact on the character of the area.		- Would impact on the character of the area (widening of dyke and quay heading).
ENV5								
ENV6	? Indicative flood zone 3b – but could be that the campsite is in areas of the site of less risk of flooding.	? Indicative flood zone 3b – but could be that the housing is in areas of the site of less risk of flooding.	- Indicative flood zone 3b, but likely to flood as the land is wet woodland.	- Indicative flood zone 3b, but likely to flood as the land is wet woodland.	? Western part of site is indicative flood zone 3b - but could be that the housing is in areas of the site of less risk of flooding.	? Indicative flood zone 3b – but could be that the housing is in areas of the site of less risk of flooding.	In body of water, but these are residential moorings.	In body of water, but these are residential moorings.
ENV7	+ Brownfield land	+ Brownfield land	- Greenfield land	- Greenfield land	- Greenfield land	- Greenfield land	+ If 4 residential moorings - would use moorings in place so +.	- Greenfield land lost through widening of dyke.

	Broadland Nurseries, Main Road, Ormesby St Michael - Campsite	Broadland Nurseries, Main Road, Ormesby St Michael - 25 dwellings	Brundall Gardens Marina – Brundall Broad - 10 holiday homes.	Brundall Gardens Marina off West Lane, east of main Marina - 12 holiday homes	Land near Pyes Mill, Loddon - 10 residential dwellings	Land off Mill Road, Stokesby - 2 self-build dwellings	Ropes Hill, Horning - 6 residential moorings	Land next to Loddon Marina – 10 residential moorings
							- If 6 residential moorings – would need peat to be removed.	
ENV8								
ENV9					- Would impact the character of the area – in a Conservation Area.			- Would impact the character of the area – in a Conservation Area (due to widening of dyke and quay heading)
ENV10								
ENV11								
ENV12								
SOC1								
SOC2								
SOC3								
SOC4		+ If allocated, this would provide housing.			+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.
SOC5								
SOC6	- Marked negative as does not meet the location criteria for holiday accommodation.	- Key services not within walking distance.	+ Meets holiday accommodation location criteria.	+ Meets holiday accommodation location criteria.	- Key services not within walking distance.	- Key services not within walking distance.	+ Key services within walking distance.	+ Key services within walking distance.
SOC7								
ECO1	? Would lose employment land (nursery) but would gain a campsite.	- Would lose employment land (nursery).						
ECO2								
ECO3			+ Would provide holiday homes.	+ Would provide holiday homes.				

These sites were put forward through the call for sites. They were assessed in the [HELAA part 2 \(February 2025\)](#). These sites were not taken forward for allocation in the Local Plan. The reasons are set out here: [From HELAA to Local Plan part 2 \(February 2025\)](#)

	Land north of Thrigby Road, Filby – 5 dwellings	Ivy Lane, Oulton Broad – 15 residential moorings	Ivy Lane, Oulton Broad – 250 residential moorings	Ivy Lane, Oulton Broad – 80 residential moorings	Land at Home Farm, The Street, Thurne – 3 dwellings	Land off Hall Lane, Postwick - 5 dwellings	Land north of Marsh Road, Tunstall - 3 dwellings	Land south of Marsh Road, Tunstall – 4 dwellings
ENV1	- Highways objection to access and visibility splays as site is near bend and in a National Speed Limit area.	? Impacts on junction unknown. Impacts on rail bridge of more traffic unknown.	? Impacts on junction unknown. Impacts on rail bridge of more traffic unknown.	? Impacts on junction unknown. Impacts on rail bridge of more traffic unknown.	? Potential impact when combined with development next door.	- Highway Objection to the proposed allocation. The highway network is not of a standard to support further development.	- Highway Objection to the proposed allocation.	- Highway Objection to the proposed allocation.
ENV2					? Would require package treatment plant.	Nutrient Neutrality a consideration at time of write.  Factoring in existing commitments, there is no available headroom at the WRC until the growth scheme is delivered	Nutrient Neutrality a consideration at time of write.	Nutrient Neutrality a consideration at time of write.
ENV3	- Mature trees and hedgerows at risk – loss of habitat. Likely affect biodiversity.	- Would result in peat being excavated and loss of habitat. Mature trees and hedgerows at risk.	- Mature trees and hedgerows at risk – loss of habitat.	- Mature trees and hedgerows at risk – loss of habitat.	- Mature trees and hedgerows at risk – loss of habitat. Likely affect biodiversity.	- Mature trees and hedgerows at risk – loss of habitat. Likely affect biodiversity.	? Ecological appraisal would need to be carried out.	? Ecological appraisal would need to be carried out. Potential for impact on barn owls and bats.
ENV4		- Would impact on the character of the area.	- Would impact on the character of the area.	- Would impact on the character of the area.		- Would impact on the character of the area.	- Would impact on the character of the area	
ENV5								
ENV6	? Some surface water issues on the boundary which could be addressed as part of the scheme. Design could reflect this.	? Residential moorings would be on the water. There will be flood risk considerations if a scheme were to be brought forward.	? At risk of tidal flooding with allowance for climate change. Design could reflect this.	? At risk of tidal flooding with allowance for climate change. Design could reflect this.	? Access is flood zone 3 and a small part to the west is flood zone 2. Design could reflect this.	? Some elements of surface water flood risk along the eastern boundary. Drainage ditch nearby. Design could reflect this.	? Some surface water issues on the boundary which could be addressed as part of the scheme. Design could reflect this.	
ENV7	- Greenfield land and grade 1 agricultural land.	- Greenfield land	- Greenfield land	- Greenfield land	- Part greenfield land	- Greenfield land	- Greenfield land	- Greenfield land
ENV8								
ENV9	? Potential for archaeology to be considered.	- Impact on conservation area. Other heritage concerns, but they could potentially be addressed.	- Impact on setting of Ivy Farm. Other heritage concerns, but they could potentially be addressed.	- Impact on setting of Ivy Farm. Other heritage concerns, but they could potentially be addressed.	? Potential impact on setting of church.	? Some considerations such as medieval field systems and archaeology.	- Impact on setting of church.	? Need to consider impact on setting of church, conservation area and other heritage assets.
ENV10								

	Land north of Thrigby Road, Filby – 5 dwellings	Ivy Lane, Oulton Broad – 15 residential moorings	Ivy Lane, Oulton Broad – 250 residential moorings	Ivy Lane, Oulton Broad – 80 residential moorings	Land at Home Farm, The Street, Thurne – 3 dwellings	Land off Hall Lane, Postwick - 5 dwellings	Land north of Marsh Road, Tunstall - 3 dwellings	Land south of Marsh Road, Tunstall – 4 dwellings
ENV11								
ENV12								
SOC1								
SOC2							- Site is fairly isolated and therefore there are social exclusion concerns.	- Site is fairly isolated and therefore there are social exclusion concerns.
SOC3								
SOC4	+ If allocated, this would provide housing.	+ If allocated, this would provide residential moorings.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.
SOC5								
SOC6	+ School, shop and bus service in the settlement.	? If an access were to be put in place along the waterfront, through the neighbouring boatyards then a bus stop with peak hour service is around 500m away, GP is around 900m away and school is around 1km away	? If an access were to be put in place along the waterfront, through the neighbouring boatyards then a bus stop with peak hour service is around 500m away, GP is around 900m away and school is around 1km away	? If an access were to be put in place along the waterfront, through the neighbouring boatyards then a bus stop with peak hour service is around 500m away, GP is around 900m away and school is around 1km away	- Key services not within walking distance.	- Key services not within walking distance.	- Key services not within walking distance.	- Key services not within walking distance.
SOC7								
ECO1					- Farm barns would be lost.			- Farm barns would be lost.
ECO2								
ECO3								

	Land at Marlpit House Belaugh, Green Lane, Coltishall – 2 dwellings	Land at Half Moon Barn, Upper Street, Horning – 2 dwellings	Land to the north of Upper Street, Horning – 45 dwellings	Land south of Marsh Road, Halvergate – 4 dwellings	Land at Broad Lane, Filby – 2 dwellings.	The Old Boatyard, Whitlingham Lane, Trowse – 4 dwellings	Car park at former Windboats site, Grange Walk, Wroxham – 2 dwellings	Former Windboats Site, Grange Walk, Wroxham – 15 apartments
ENV1	- Highway Objection to the proposed allocation. There is a lack of footway provision. Adequate visibility from	- Highway Objection to the proposed allocation. Adequate visibility from access is likely to be unachievable. New access	- Highway Objection to the proposed allocation. Adequate visibility from access is likely to be unachievable. New access	- This is because of lack of services and facilities within a walking distance from the site (only a bus service).	- Lack of visibility splay possible with junction with Main Road.		- Highway Objection to the proposed allocation. Adequate visibility from existing access to the south on A1151 Norwich	- Highway Objection to the proposed allocation. Adequate visibility from existing access to the south on

	Land at Marlpit House Belaugh, Green Lane, Coltishall – 2 dwellings	Land at Half Moon Barn, Upper Street, Horning – 2 dwellings	Land to the north of Upper Street, Horning – 45 dwellings	Land south of Marsh Road, Halvergate – 4 dwellings	Land at Broad Lane, Filby – 2 dwellings.	The Old Boatyard, Whitlingham Lane, Trowse – 4 dwellings	Car park at former Windboats site, Grange Walk, Wroxham – 2 dwellings	Former Windboats Site, Grange Walk, Wroxham – 15 apartments
	access is likely to be unachievable.	onto a corridor of movement not supported.	onto a corridor of movement not supported.	There is also a Highways objection.			Road is likely to be unachievable.	A1151 Norwich Road is likely to be unachievable.
ENV2	Nutrient Neutrality a consideration at time of write.	Horning Knackers Wood Water Recycling issues	Horning Knackers Wood Water Recycling issues	Nutrient Neutrality a consideration at time of write.		? Whitlingham Water Recycling Centre issues – development could be phased.  Nutrient Neutrality a consideration at time of write.	Nutrient Neutrality a consideration at time of write.	Nutrient Neutrality a consideration at time of write.
ENV3	Mature trees and hedgerows at risk – loss of habitat.			Mature trees and hedgerows at risk – loss of habitat.	Mature trees and hedgerows at risk – loss of habitat. Potential for peat to be on site.	? Close to local nature reserve		
ENV4	Would impact on the character of the area.	Would impact on the character of the area.	Would impact on the character of the area.	Would impact on the character of the area.		? Design of any new buildings would have to be well considered. In addition a suitable landscaping scheme could help lessen potential impacts.		15 units could be out of keeping with the area.  ?
ENV5								
ENV6	? In flood zone 1. Some surface water flood risk on site. Design could reflect this.		? Mostly flood zone 1, some 2 and 3 according to SFRA. Design could reflect this.	? Some surface water issues on the boundary which could be addressed as part of the scheme. Design could reflect this.	? Indicative flood zone 3b nearby. Design could reflect this.	? Very small part flood zone 2 and 3. Small pocket of surface water on site. Design could reflect this.	? Some surface water flooding on boundary. Design could reflect this.	? / - Area around office is flood zone 2. Major surface water issues / constraints identified which will require further assessment. Design could reflect this.
ENV7	- Greenfield land	- Greenfield land	- Greenfield land	- Greenfield land	- Greenfield land	+ Brownfield land	+ Brownfield land	+ Brownfield land
ENV8								
ENV9		? This particular site allows glimpsed views across the wider landscape and down to the river Ant and designated heritage assets	? This particular site allows glimpsed views across the wider landscape and down to the river Ant and designated heritage assets	? Views through the site to the Broads, including views of Mutton's Mill (Grade 2* listed mill) which would need considering.		? Near registered park and garden. Archaeology considerations.	? Listed building around close to the site. Near to a conservation area.	? Any development would have the potential to affect the setting of two designated heritage assets as well as that of

		Land at Marlpit House Belough, Green Lane, Coltishall – 2 dwellings	Land at Half Moon Barn, Upper Street, Horning – 2 dwellings	Land to the north of Upper Street, Horning – 45 dwellings	Land south of Marsh Road, Halvergate – 4 dwellings	Land at Broad Lane, Filby – 2 dwellings.	The Old Boatyard, Whitlingham Lane, Trowse – 4 dwellings	Car park at former Windboats site, Grange Walk, Wroxham – 2 dwellings	Former Windboats Site, Grange Walk, Wroxham – 15 apartments				
			such as the grade II listed Neave's Mill.	such as the grade II listed Neave's Mill.					the locally identified heritage assets at 35-37 Staitheaway Road.				
ENV10	?	The site sits immediately adjacent to the grade II listed Coltishall Hall to the west and the Coltishall Conservation Area on two side (the west and south) – both designated heritage assets the setting of which will need to be considered											
ENV11													
ENV12													
SOC1													
SOC2		-	Site is fairly isolated and therefore there are social exclusion concerns.	-	Site is fairly isolated and therefore there are social exclusion concerns.								
SOC3													
SOC4	+	If allocated, this would provide housing.	+	If allocated, this would provide housing.	+	If allocated, this would provide housing.	+	If allocated, this would provide housing.	+	If allocated, this would provide housing.			
SOC5													
SOC6	-	Key services not within walking distance.	-	Key services not within walking distance.	-	Only one key service within walking distance.	+	School, shop and bus service in the settlement. ? / +	1km to village shop. 1km to bus stop.	+	Within development boundary.	+	Within development boundary.
SOC7													
ECO1							-	Boatyard would be lost.	-	Loss of commercial site.	-	Loss of commercial site.	
ECO2													
ECO3													

## Appendix 6 – Comments received during the Issues and Options consultation

Organisation	Comment	Response
East Suffolk Council	Overall, East Suffolk Council welcomes the Sustainability Appraisal and considers it to provide clear and comprehensive consideration of the key Sustainability issues affecting the Broads Authority area.	Noted
East Suffolk Council	The baseline chapter acts as a comprehensive overview of the existing environmental, economic and social characteristics of the area. We welcome acknowledgement of the emerging Census data and commitment to reflecting the latest data releases in future SA work. As per our comments on the SA Scoping report, there may be value in clarifying that where 2011 census data has been used this refers to ‘Waveney’ which no longer exists as a local authority. While overall the baseline is considered comprehensive, the Broads Authority may want to consider expanding the data in relation to health. Currently the health topic is only covered with self-reported health status which means this does not provide a sufficient evidence base for identifying key health challenges.	Noted. The Census 2021 data will be used.
East Suffolk Council	We have reviewed the Literature Review and consider that there may be value in reviewing the following additional documents in future iterations of the SA: <ul style="list-style-type: none"> <li>• East Suffolk Sustainable Construction SPD;</li> <li>• East Suffolk Cycling and Walking Strategy;</li> <li>• Building for a Healthy Life (<a href="https://www.designforhomes.org/project/building-for-life/">https://www.designforhomes.org/project/building-for-life/</a>)</li> <li>• Suffolk Design: Streets Guide (<a href="https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/">https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/</a>)</li> </ul>	Noted. We will look into these documents.

Organisation	Comment	Response
<p>East Suffolk Council</p>	<p>East Suffolk Council consider that the Sustainability Objectives reflect the identified characteristics, baseline data, and SWOT analysis set out in the Issues and Options document. We welcome the amendments made in response to our comments on the Scoping Report. Within the specific wording of the objectives, we have the following suggestions:</p> <ul style="list-style-type: none"> <li>• ENV3- consider adding specific reference to habitat restoration and creation</li> <li>• ENV11- consider adding specific reference Dark Skies as part of the objective, although we note and welcome that it forms part of the decision making criteria against a number of the objectives</li> <li>• SOC1- as per comment above, this objective could benefit from more baseline data in relation to health</li> </ul>	<p>ENV3 – added to decision making questions.</p> <p>ENV11 – wording considered adequate.</p> <p>SOC1 - The Census 2021 data will be used.</p>
<p>East Suffolk Council</p>	<p>Subject to the comments above, East Suffolk Council consider that the Sustainability Framework in Appendix 4 represents an appropriate mechanism for assessing the Plan against the identified SA objectives. Against the specific wording of the criteria, we have the following suggestions/ comments:</p> <ul style="list-style-type: none"> <li>• ENV5 <ul style="list-style-type: none"> <li>o consider adding criteria/ question relating to solar shade/solar gain and mitigating/adapting to overheating</li> <li>o consider adding adaptable and flexible design of buildings</li> <li>o Consider adding support for nature based solutions over hardscape (SuDS, attenuation, screening, etc.), where relevant</li> </ul> </li> <li>• ENV10 <ul style="list-style-type: none"> <li>o ENV10 is worded slightly differently in the appendix to the main body (p. 6)</li> <li>o Consider adding criteria in relation to the efficient use of land in sustainable locations for higher</li> </ul> </li> </ul>	<p>ENV5 – amended</p> <p>ENV10 – difference is not obvious, so no change made. Criteria amended.</p>

Organisation	Comment	Response
	density development o Consider adding criteria in relation housing design that promotes good space standards	

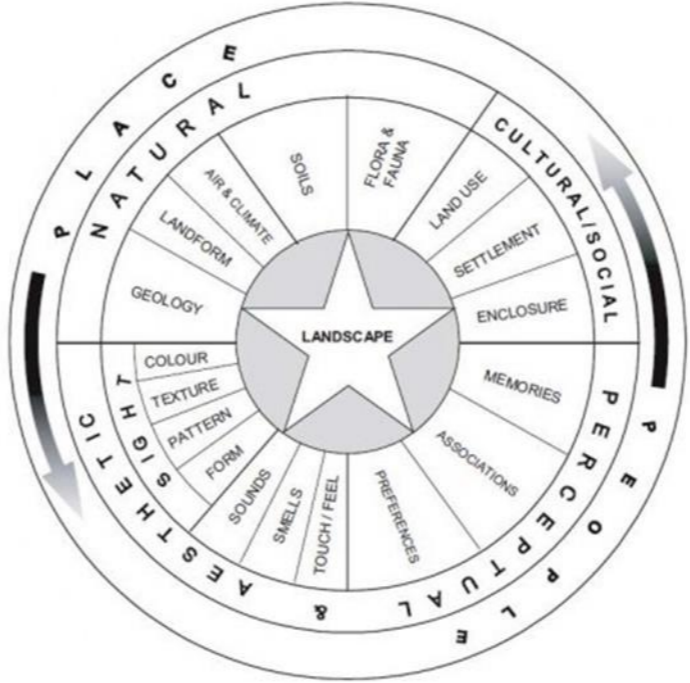
## Appendix 7 – Other effects and monitoring indicators

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBDM1: Major Development in the Broads	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent, and any negative effects are temporary	Not topic specific so has many potential effects, secondary effects and synergistic effects but depends on the scheme being determined using this policy.		None identified.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDM2: Embodied Carbon	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.	Reducing carbon dioxide emissions as well as reducing waste to waste streams.		None identified.	Planning applications in accordance (or otherwise) with this policy.
PUBDM3: Pollution and Hazards in development and protecting environmental quality	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	Some aspects of this policy would result in betterment.		None identified.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSP1: Responding to the Climate Emergency	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 reducing emissions, such as through 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 PUBDM4: Climate change adaption and resilience 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 completed the checklist
Policy PUBDM5: 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.		Require a statement to set out approach taken for foul water disposal.	Applications involving sewage treatment works and what type of system used.
Policy PUBDM6: 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.		None identified.	Boat wash down areas and filtration devices delivered because of relevant planning applications.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBDM7: 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.		Refer to greywater recycling and rainwater harvesting. Make sure policy includes to non-residential schemes like camping facilities for example. Seek further water efficiency.	Dwellings permitted at 110 l/h/d. Schemes incorporating greywater recycling/rainwater harvesting. Non-resi schemes with water efficient measures.
Policy PUBSP2: Flood Risk	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Policy emphasises that it is important to not make flood risk worse elsewhere and also could result in better water quality.		Refers to SuDS treating water.	Permissions granted contrary to Environment Agency Flood Risk advice.
Policy PUBDM8: Flood Risk	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Policy emphasises that it is important to not make flood risk worse elsewhere.		Refer to resilience to climate change.	
Policy PODM9: Surface water run-off	Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	SuDS contributes to a network of Green Infrastructure which benefits people and wildlife. They are a response to seeking to not make flood risk worse elsewhere. By addressing surface water run-off, also addresses water quality as pollutants could be carried in the water.		Include general design principles.	SuDS delivered in line with the hierarchy.
Policy PUBDM10: 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. Also defers to district policies which sets standards for relevant development. Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria and guides provision of new. 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.		Potential to include wildlife enhancements. Refer to tenure blind design and parking for scooters and cycles.	Open space lost. Open space delivered in line with the policy.
Policy PUBDM11: Green and blue infrastructure and Public Rights of Way	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 on land and on water.		Add resilience to climate change. Ensure maintenance is considered. Deliver benefits to biodiversity. Refer to play.	Green Infrastructure lost. Green Infrastructure delivered in line with this policy.
Policy PUBSP3: 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.	Soils are important for carbon sequestration and also for food supply amongst other benefits.		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	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBDM12: Peat	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	<p>Policy has many effects:</p> <ul style="list-style-type: none"> <li>• Climate change through the continued sequestration of carbon.</li> <li>• Preserving archaeology and the paleoenvironment</li> <li>• Benefitting water quality</li> <li>• Benefitting biodiversity</li> </ul>		None identified.	Development on areas of peat permitted in line with this policy.
Policy PUBSP4: Heritage assets and Policy PUBDM13: Historic Environment	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Maintains a link, knowledge and appreciation to the past. Such assets are an attraction in the area (on their own and in combination). Reduction in waste-to-waste stream.		Public engagement relating to archaeology. Refer to demolition. Seek betterment where there is a negative impact. Refer to high quality materials.	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 PUBDM14: 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 releasing 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 PUBSP5: 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.		Refer to Nature Recovery Strategy. Ensure refer to non-native species.	Brownfield sites with open mosaic habitat of intrinsic biodiversity value and how incorporated in schemes. Biodiversity and geodiversity features incorporated into schemes. Planning Application Habitat Regulation Assessments completed to an acceptable quality (endorsed by Natural England and/or Broads Authority ecologist. Applications permitted against the advice of Natural England. Applications permitted against the advice of Norfolk or Suffolk Wildlife Trust.
Policy PUBDM15: Natural Environment	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Such assets are an attraction in the area. Biodiversity provides many varied benefits. For example, a larger number of plant species means a greater variety of crops Greater species diversity ensures natural sustainability for all life forms Healthy ecosystems can better withstand and recover from a variety of disasters.		Stronger wording relating to biodiversity enhancements. Refer to Nature Recovery Strategy. Ensure refer to non-native species.	
Policy PUBDM16: Biodiversity Net Gain	Only required on certain schemes. May take some time to embed. Depending on the type of gain, effects could be felt from the short term, but maybe medium term. Some enhancements required to be maintained for 30 years.	Gain features maintained for at least 30 years.	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.	BNG secured.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBDM17: Mitigating Recreation Impacts	For a scheme to be proven to be successfully mitigated, likely that the effects will start from short term.	Mitigation intended to be permanent.	Mitigation might become an attraction to the area. Likely also benefit human health and wellbeing.		None identified.	Mitigation secured.
Policy PUBDM18: Mitigating Nutrient Enrichment Impacts	For a scheme to be proven to be successfully mitigated, likely that the effects will start from short term.	Mitigation intended to be permanent.	Depending on the type of mitigation, effects could be generally enhancements to biodiversity in area and improved water quality.		None identified.	Mitigation secured.
Policy PUBDM19: Trees, woodlands, hedges and shrubs and 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. Also sets standards for replacing trees.	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.	Trees have biodiversity and habitat benefit as well as landscape character benefits and carbon sequestration.		None identified.	Applications permitted against the advice of the Broads Authority's Tree Officer.  Replacement trees provided in line with policy.
Policy PUBDM20: Energy demand and performance of new buildings (including extensions)	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. Could help with energy security.		Refer to existing buildings.	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy.
Policy PUBDM21: Renewable and low carbon 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 positive effects which are permanent, and any negative effects are temporary.	Permitted schemes will contribute to the energy needs of the population. Reduced carbon emissions.		None identified.	Renewable energy development type and scale
Policy PUBSP6: 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.			Refer to seascapes as well.	Applications permitted contrary to Landscape Architect advice.  Applications permitted contrary to Tree Officer advice.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
Policy PUBDM22: Development and Landscape	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	 <p data-bbox="1421 972 2024 1035">A graphic showing what landscape character means and its benefits.</p>		Refer to special qualities of the Broads. Consider water stress in area. Refer to seascapes as well.	Applications permitted contrary to Landscape Architect advice.
Policy PUBDM23: 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 PUBDM24: Excavated material	Note that the policy seeks to protect what is in place now/what the situation is now. Effects felt from the short term after policy used to inform/determine relevant applications.	Intended to be permanent.	Ensures waste disposed of in appropriate way and seeks to ensure this is planned at the start of the scheme rather than afterwards.		None identified.	Planning applications in accordance with the disposal hierarchy.
Policy PUBDM25: 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.		Refer to impact on dark skies.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDM26: 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.

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Policy PODM27: 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 loss of privacy and impacts during construction.	Applications refused on amenity grounds.
Policy PUBSP7: Tranquillity in the Broads	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.	Tranquillity benefits health and wellbeing of people. Also benefits wildlife. Could also be an attraction for people.		None identified.	Applications refused on tranquillity grounds.  Lighting schemes in accordance with zone the application is located in.
Policy PUBDM28: 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.		Refer to how internal light can be mitigated. Cover issue of introducing lighting to an area with no lighting. Provide information relating to design.	Lighting schemes in accordance with zone the application is located in.
Policy PUBSP8: Accessibility and Transport	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 and save money.		Consider disabled and neurodiverse people.	Parking areas provided as part of relevant applications/schemes.
Policy PUBSP9: Recreational 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.		Refer to canoe launch pontoons.	Schemes permitted contrary to Highways Authority advice.  Schemes permitted contrary to Highways England advice.
Policy PUBDM29: 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.		Minimise need to travel. Deter pavement parking.	Changes to Acle Straight in accordance with policy.  Changes to the PROW network.  Launch facilities for small craft gained or lost.
Policy PUBDM30: Recreation Facilities Parking Areas	Effects felt from the short term after policy used to inform/determine relevant applications.	Policy allows change that meets certain criteria. It is intended that the resultant scheme has positive effects which are permanent, and any negative effects are temporary.	Could help to ensure the facility is well used bringing more visitors to the area to benefit the economy.		Address biodiversity enhancements, litter bins and disabled parking.	Travel Plans produced.

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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, businesses tend to be part of a supply chain or customer of other businesses. They provide employment.		Support start-ups and small businesses.	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy
Policy PUBDM31: New employment development	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, businesses tend to be part of a supply chain or customer of other businesses. They provide employment.		Refer to cycle and wheeling parking. Refer to resilience to climate change	
Policy PUBDM32: Protecting general employment	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.	Generally, businesses tend to be part of a supply chain or customer of other businesses. They provide employment.		None identified.	
Policy PUBDM33: Farm Diversification	Effect could be long term, depending on success of the diversification.	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.	Provide employment. Help the farm to continue. Depending on the diversification, could benefit health and help the visitor economy.		Refer to conversion of existing buildings.	
Policy PUBSP11: Waterside sites	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, businesses tend to be part of a supply chain or customer of other businesses. They provide employment.		Refer to green infrastructure and special qualities of the Broads.	
Policy PUBDM34: Development on waterside sites in employment or commercial use, including boatyards	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, businesses tend to be part of a supply chain or customer of other businesses. They provide employment.		Refer to resilience to climate change.	
Policy PUBDM35: Retail development in 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	Generally, businesses tend to be part of a supply chain or customer of other businesses. They provide employment.		Reflect the heritage of centres.	

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		which are permanent, and any negative effects are temporary.				this policy and the relevant district council's policy.  Total amount of retail gaining planning permission.  Loss of retail.
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. Tourism benefits the economy and the health and wellbeing of people. It provides employment.		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 PUBDM36: 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.	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. Tourism benefits the economy and the health and wellbeing of people. It provides employment.		None identified.	
Policy PUBDM37: 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, 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.	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33. 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.  Materials used for quay heading in line with policy.
Policy PUBDM38: 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.	Would benefit users of the water, both individuals and businesses. Ensures the Broads continues to be a top attraction for fun on the water which benefits health and wellbeing of users as well as the local economy.		None identified.	
Policy PUBDM39: Bank 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.		None identified.	

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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.		Refer to electric hook ups.	
Policy PUBDM40: 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.	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.		Refer to dark skies in relation to hook ups.	
Policy PUBDM41: The impact of replacement quay heading on navigation.	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.		None identified.	
Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks.	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.	Potentially enabling the use of recycled plastic could provide a use of plastic that is recycled.		None identified.	
<b>Policy PUBDM42A: Safety by the water</b>	Effects felt from the short term after policy used to inform/determine relevant applications.	It is intended the safety features will be in place in perpetuity.	Other than the fundamental aim of the policy, which is to help those in the water to get out safely and not harmed, not identified.		Providing safety features that reflect the character or heritage of the area in their design and location.	
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.
Policy PUBDM43: Affordable Housing	Housing is intended to be delivered within the Local Plan period (2041). 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	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.		Clarify delivery on site preferred.	Housing delivery against target. Five-year land supply against housing trajectory. Affordable housing delivered.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
		providing for a need. The lifetime of homes, in relation to flood risk in the NPPG, is 100 years.				Development within development boundaries.
Policy PUBDM44: 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 PUBDM45: 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 PUBDM46: 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.		Refer to cabinets.	Provision of residential moorings in line with this policy.
Policy PUBDM47: 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.	Emphasise importance of design.	Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.
Policy PUBDM48: 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	Provides employment. Such homes provide some of the community with suitable accommodation at an acceptable cost to them. There will be benefits to their wellbeing at the very least, but other benefits to their lives.		Refer to water efficiency.	Elderly and specialist housing delivered in line with this policy.
Policy PUBDM49: 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 PUBDM50: 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.		Stronger stance on re-using the existing dwelling rather than demolition.	Replacement dwellings permitted in line with this policy
Policy PUBDM51: 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.	Emphasise importance of design.	Permissions for self-build  Schemes of 100 dwellings or more providing self-build.

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Policy PUBPS16: Strategic Design Policy	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 schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads.		None identified.	Schemes permitted contrary to design expert, landscape consultant advice.
Policy PUBDM52: 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 schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads.		Refer to mature trees and thatching.	Schemes permitted contrary to design expert, landscape consultant advice.
Policy PUBDM52A: Proposals for residential extensions.	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 schemes. So there would be many varied secondary and synergistic effects related to the special qualities of the Broads.		Supporting text refers to other policies like water efficiency and biodiversity enhancements.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDM53: Source of heating	Effects felt from the short term after policy used to inform/determine relevant applications	Intended to be permanent – lifetime of homes is deemed to be around 100 years.	Aim is to reduce carbon dioxide emissions. Potential to have lower running costs.		None identified.	Source of heating provided in line with policy.
Policy PUBDM54: Heat resilient design	Effects felt from the short term after policy used to inform/determine relevant applications	Intended to be permanent	Potential to have lower running costs.		None identified.	Heat resilience measures provided.
Policy PUBDM55: Non-residential development and BREEAM	Effects felt from the short term after policy used to inform/determine relevant applications	Intended to be permanent	Aim is to reduce carbon dioxide emissions. Potential to have lower running costs.		None identified.	Schemes meeting BREEAM standard.
Policy PUBDM56: Electric Vehicle (EV) Charging Points – fire safety, design, location and lighting.	Effects felt from the short term after policy used to inform/determine relevant applications	Permanent.	Aim is to reduce carbon dioxide emissions. Potential to have lower running costs.		Refer to impact on dark skies.	EV points provided in line with policy.
Policy PUBDM57: Fibre to the Premises	Effects felt from the short term after policy used to inform/determine relevant applications	Intended to be permanent	Various benefits associated with access to good broadband such as being able to keep in touch with people (social exclusion) and working from home (reducing the need to travel).		None identified.	Developments with fibre to premises.

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Policy PUBSP17: 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.	Visitor and community services and facilities delivered in accordance with this policy.
Policy PUBDM58: Visitor and Community Facilities and Services	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.		Address diversification of facilities.	Visitor and community services and facilities delivered in accordance with this policy.
Policy PUBDM59: 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.		None identified.	Planning applications in accordance (or otherwise) with this policy. Checklists – small sites. Checklists – large sites.
Policy PUBDM60: 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.  RAMS mitigation.
Policy PUBDM61: 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.		Refer to dark skies and clutter.	Adverts and signs permitted in accordance with policy
Policy PUBDM62: Re-use, conversion or change of use 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 releasing 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 climate change resilience.	Buildings converted and final use.
Policy PUBDM63: 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	Environmental improvements can be Contributed to a network of Green Infrastructure which benefits people and wildlife. The		Refer to hook ups and dark skies.	Mooring and leisure plots provided in line with this policy.

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		scheme has positive effects which are permanent, and any negative effects are temporary.	owners of the moorings will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.			
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 PUBBRU 1: Riverside chalets and mooring plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no timeline.	Depends on the type of change or development. Intended to be permanent. The lifetime of homes, in relation to flood risk in the NPPG, is 100 years	Environmental improvements can contribute to a network of Green Infrastructure which benefits people and wildlife	None identified.	Refer to climate change resilience.	Planning applications 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 timeline.	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.	Refer to schemes providing public moorings and slipways.	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 timeline.	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 dark skies.	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 timeline.	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.	Refer to visitor moorings and dark skies.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBBRU5: Land east of the White Heron 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	Residential moorings set to come forward by 2041.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		Make consistent with other similar policies so issues like cabinets, dark skies and facilities are referred to.	Residential moorings provided as per policy.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
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 timeline.	The lifetime of new buildings will depend on the type and their use.	Environmental improvements can be Contributed to a network of Green Infrastructure which benefits people and wildlife. Wider benefits to economy through supply chain.	None identified.	Consider impacts of schemes on the nearby pub and dark skies. Seek reduction in carbon emissions and refer to resilience to climate change.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBCHE1: Greenway Marine residential moorings	Residential moorings set to come forward by 2041.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		Make consistent with other similar policies so issues like cabinets, dark skies and facilities are referred to.	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 timeline.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can be Contributed 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.	None identified	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 timeline.	The lifetime of new buildings will depend on the type and their use.	Benefit health of users. Employment.	None identified.	Refer to walking and cycling.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBDIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	Seeks to protect the current land use for the long term. Effects will be felt from the short term	Intended to be permanent.	Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Habitat area/open space/Beck lost/negatively affected by 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 timeline.	The lifetime of new buildings will depend on the type and their use.	Benefit health of users. Employment.	None identified.	Refer to walking and cycling.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBGIL1: Gillingham residential moorings (H. E. Hipperson's Boatyard)	Residential moorings set to come forward by 2041.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		Make consistent with other similar policies so issues like cabinets, dark skies and facilities are referred to.	Residential moorings provided as per 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.	Refer to light pollution.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBHOR1: Horning 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,	Refer to light pollution and disabled parking.	Car parking lost/negatively affected by development.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
				tourism or to use the shops.		
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 light pollution.	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 timeline.	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 timeline.	Depends on the type of change or development. Intended to be permanent.	Environmental improvements can be Contributes to a network of Green Infrastructure which benefits people and wildlife. Those hiring boats from this area can benefit the local and wider economy	This boatyard is part of the network of boatyards around the Broads.	None identified.	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.	None identified.	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.	Refer to light pollution and disabled parking. Refer to cycle parking and charging points.	Car parking lost/negatively affected by development.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
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 use.	It could also provide some employment opportunities.		Improve access to the river. Ensure scheme incorporates trees and hedges. Refer to light pollution.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBHOV4: BeWILDerwood Adventure Park	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 timeline.	Intended to be permanent.	It could also provide some employment opportunities.		Refer to light pollution.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBHOV5: Hoveton Village Centre and areas adjacent to the Village 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 timeline.	Intended to be permanent.	It could also provide some employment opportunities.		None identified	Planning applications in accordance (or otherwise) with this policy. Land use of each unit.
Policy PUBNOR1: Utilities Site	Likely to be delivered towards the end of the plan period.	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. Potential for more to enjoy the river.		Refer to climate change resilience and light pollution.	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.		Refer to light pollution.	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 timeline.	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.		None identified	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 timeline.	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.		None identified	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 timeline.	Intended to be permanent.	It could also provide some employment opportunities.		None identified	Planning applications in accordance (or otherwise) with this policy. Land use of each unit.
Policy PUBPHRB1: Bridge Area	Seeks to protect the current land use for the long term. Effects will be felt from the	Intended to be permanent.	It could also provide some employment opportunities. Improvements could enhance the bridge.		Improve reference to surface water and flood risk.	Planning applications in accordance (or otherwise) with this policy.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
	short term. Does allow certain changes but there is no timeline.					
Policy PUBPHRB2: Waterside plots	Seeks to protect the current land use for the long term. Effects will be felt from the short term. Does allow certain changes but there is no timeline.	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 lifetime of 100 years.	Undeveloped plots are Contributes to a network of Green Infrastructure which benefits people and wildlife. The owners of the plots will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	The areas together, if meeting the policy, will provide interesting and appreciated landscape and views for people to enjoy.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBPHRB3: 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 but there is no timeline.	Intended to be permanent	The owners of the plots will be able to moor their boats and enjoy the Broads benefitting health and wellbeing.	None identified	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSOM1: Somerleyton Marina Residential Moorings	Residential moorings set to come forward by 2041.	Intended to be permanent.	Residential moorings do meet the housing needs of some.		Make consistent with other similar policies so issues like cabinets, dark skies and facilities are referred to.	Residential moorings provided as per policy.
Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard)	Residential moorings set to come forward by 2041.	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. Residential moorings do meet the housing needs of some.	This boatyard is part of the network of boatyards around the Broads.	Refer to dark skies and resilience to climate change.	Planning applications in accordance (or otherwise) with this policy.  Residential moorings provided as per policy.
Policy PUBTSA1: Carey's Meadow	It is intended that the open space remains in such a land use for the long term and permanently. Does allow certain changes but there is no timeline.	Intended to be permanent	Being maintained as open space allows these areas to be Contributes to a network of Green Infrastructure which benefits people and wildlife.		Refer to cycle parking.	Meadow lost/negatively affected by development.
Policy PUBTSA2: Thorpe Island	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 timeline.	Intended to be permanent	Contributes to a network of Green Infrastructure which benefits people and wildlife.		Refer to light pollution.	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 timeline.	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.	Refer to light pollution.	Planning applications in accordance (or otherwise) with this policy.

Policy	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
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 timeline.	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.	Refer to light pollution.	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.		Refer to light pollution.	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.
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 timeline	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.		Emphasise woodland and character. Refer to light pollution.	Planning applications in accordance (or otherwise) with this policy.
Policy PUBWHI2: Land at Whitlingham Lane	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.	It could also provide some employment opportunities.		None identified	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.	None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSSUT: Upper Thurne	Effects will be felt in the short term and intended to last for the long term.	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.	By maintaining the tranquillity of the area, there could be benefits for the wildlife in the area.		None identified	Planning applications in accordance (or otherwise) with this policy.
Policy PUBSSPUBS: 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 timeline 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. They provide an area for people to meet and socialise.		Refer to water efficiency and crime.	Improvements to pubs in line with policy. Pubs lost from public house land use.
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	Short / medium / long term effects	Permanent/ Temporary	Secondary Effects	Synergistic Effects	Mitigating negatives / maximising positives	Monitoring Indicator
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.		None identified	Recreation routes delivered on these schemes. Development that encroaches onto these trackways.
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 timeline.		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.		Refer to biodiversity enhancements.	Improvements to stations in line with policy. Stations lost to other uses.
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 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 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.	Refer to design and light pollution.	Mills brought back into use. Changes to mills in line with this policy.
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 be Contributes to a network of Green Infrastructure which benefits people and wildlife.		None identified	Local Green Spaces lost/negatively affected by development.
Policy PUBSSA47: Road schemes on 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 2041. Effects felt from the short term after policy used to inform/determine relevant applications.		Policy guides change that meets certain criteria.		. Refer to resilience to a changing climate.	Changes to A47 in line with this policy.

## Appendix 8 – Comments received as part of Preferred Options consultation

Part of document	Name	Organisation	Comment	Broads Authority Response	Action for next version of the Local plan
SA	Dickon Povey	East Suffolk Council	The Introduction section could provide more of an overview of the structure of the document, and the inclusion of the SEA Regs in the SA process.	Noted. The various chapters at the start of the SA adequately set the scene.	No change to SA.
SA	Dickon Povey	East Suffolk Council	Section 2. Previous versions of the SA – the reference to the former Waveney District Council needs to be corrected to East Suffolk Council, which was created in 2019.	Agreed.	Change made.
SA	Dickon Povey	East Suffolk Council	The in-text hyperlinks to Appendix 2: The Baseline, the source of Geodiversity information and the additions to the Literature Review are broken.	Links will be checked.	Ensure links are checked.
SA	Dickon Povey	East Suffolk Council	Sustainability Appraisal. Policy POSP4: Historic Environment Page 171 – Under ‘Secondary Effects’ there is a typo: ‘Maintains’ should be spelt ‘Maintains’.	Noted. Amend typo.	Typo amended.
SA	Dickon Povey	East Suffolk Council	Sustainability Appraisal ODM13: Reuse, Conversion or Change of Use of Historic Buildings Page 171 – Under ‘Secondary Effects’ there is a typo: ‘reasling’ should be spelt ‘releasing’.	Noted. Amend typo.	Typo amended.
SA	Sarah Morrison	Natural England	As set out in Planning Practice Guidance, you should be monitoring the significant environmental effects of implementing the current local plan. This should include indicators for monitoring the effects of the plan on biodiversity.	There are monitoring indicators in the SA - see last column of appendix 7.	No change to SA.
SA	Sarah Morrison	Natural England	It is important that any monitoring indicators relate to the effects of the plan itself, not wider changes. Bespoke indicators should be chosen relating to the outcomes of development management decisions.	There are monitoring indicators in the SA - see last column of appendix 7.	No change to SA.
SA	Sarah Morrison	Natural England	<p>Whilst it is not Natural England’s role to prescribe what indicators should be adopted, the following indicators may be appropriate.</p> <p>Biodiversity:</p> <ul style="list-style-type: none"> <li>•Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.</li> <li>•Percentage of major developments generating overall biodiversity enhancement.</li> <li>•Hectares of biodiversity habitat delivered through strategic site allocations.</li> </ul> <p>Green infrastructure:</p> <ul style="list-style-type: none"> <li>•Percentage of the city's population having access to a natural greenspace within 400 metres of their home.</li> <li>•Length of greenways constructed.</li> <li>•Hectares of accessible open space per 1000 population.</li> </ul>	Noted. The implementation and monitoring framework is in the Local Plan.	No change to SA other than referring to monitoring indicators in the Local Plan.

Part of document	Name	Organisation	Comment	Broads Authority Response	Action for next version of the Local plan
SA Appendix 3 literature review	Dickon Povey	East Suffolk Council	It was raised through the previous consultation that The Broadland Rivers Catchment Abstraction Management Strategy, The Natural Capital Evidence Compendium for Norfolk and Suffolk (2020) and The STEAM Report had not been scoped into the literature review but would be included at the next stage. These documents do not appear to have been scoped into the literature review at this stage, and it is suggested that they are for the next stage.	Noted. We will add this to the literature review.	Add those documents to the literature review.
SA Appendix 3 literature review	Dickon Povey	East Suffolk Council	The East Suffolk Rural Development SPD was adopted in April 2024 and is suggested to be added to the literature review.	Noted. We will add this to the literature review.	Add those documents to the literature review.
SA Appendix 3 literature review	Dickon Povey	East Suffolk Council	The East Suffolk Custom & Self Build SPD was adopted in May 2024 and is suggested to be added to the literature review.	Noted. We will add this to the literature review.	Add those documents to the literature review.
SA Appendix 3 literature review	Dickon Povey	East Suffolk Council	The East Suffolk Healthy Environments SPD is set to be adopted in June 2024 and is suggested to be added to the literature review. Once adopted this document will supersede the Waveney Open Space Provision & Developer Contributions SPD (2012).	Noted. We will add this to the literature review.	Add those documents to the literature review.
SA Appendix 4 SA Framework	Dickon Povey	East Suffolk Council	It is acknowledged that the changes identified from East Suffolk Council's comments on the SA Scoping Report's proposed decision-making criteria/prompting questions have been actioned and included where the Broads Authority have agreed with the suggestions. SOC1 is suggested to cover safety and security and environmental protection and residential amenity matters, which could be integrated through merging ENV11 and SOC7 into SOC1.	Noted. We are content with carrying on with the SA objectives as they are for consistency through the various stages of the Local Plan.	No change.
SA Appendix 4 SA Framework	Dickon Povey	East Suffolk Council	SOC2 – lack of accessibility, planning that incurs the need to travel longer distances, and/or lack of public transport are key barriers to employment, health, education and leisure/socialising and therefore forms of social exclusion. Although employment, income, and disability cover some of the primary drivers of reduced access to transport, transport accessibility could be included as its own item in the decision-making criteria list. Alternatively, these points could be integrated into SOC6, which is suggested to be considered.	Agreed. Add another decision-making criterion to SOC2.	Add this: Does the allocation/policy mean lack of accessibility or the need to travel longer distances?
SA Appendix 4 SA Framework	Dickon Povey	East Suffolk Council	SOC2 is also suggested to consider matters related to tenure blind design, as this isn't necessarily covered by the current list of decision-making criteria/prompting questions.	Noted, but this is more of a design response rather than fitting with the type of criteria listed against this SA objective.	No change.
SA Appendix 4 SA Framework	Dickon Povey	East Suffolk Council	SOC3 – lack of accessibility/need to travel and/or lack of public transport are key barriers to employment/skills.	Agreed. Add another decision-making criterion to SOC3.	Add this: Does the allocation/policy mean lack of accessibility or the need to travel longer distances?

Part of document	Name	Organisation	Comment	Broads Authority Response	Action for next version of the Local plan
SA Appendix 5 Assessment of each policy and reasonable alternatives against the SA Objectives	Dickon Povey	East Suffolk Council	Policy PODM2: Embodied Carbon and Policy POSP1: Responding to the Climate Emergency – The benefits of responding to climate change challenges on health and wellbeing (e.g. eco-anxiety) is suggested to be acknowledged through the assessment – i.e. a ‘+’ under SOC1.	Agreed. SA assessment amended.	Amend SA assessment.
SA Appendix 5 Assessment of each policy and reasonable alternatives against the SA Objectives	Dickon Povey	East Suffolk Council	Policy PODM9: Open space on land, play space, sports fields and allotments – free to use equipped play areas are important for widening access to children of all income groups to opportunities for informal active play. Allotments provide the opportunity to grow food, reducing food costs, improving the quality of nutrition, and providing a free of charge space for informal, varied-intensity physical activity for those keeping allotment plots; allotments are also important social spaces, particularly for some groups that might otherwise be at risk of social isolation. This policy is therefore recommended to be recognised as positively performing against SOC2, and expanded in how it positively impacts SOC1. Could be considered against SOC3 (as spaces for social prescribing/volunteering and skills building activities) SOC7 and ECO3 as well.	Agreed. SA assessment amended.	Amend SA assessment.
SA Appendix 5 Assessment of each policy and reasonable alternatives against the SA Objectives	Dickon Povey	East Suffolk Council	Policy PODM24: Trees, woodlands, hedges, scrub and shrubs and development – the health and wellbeing benefits of retaining plantings could be reflected in the assessment, i.e. under SOC1.	Agreed. SA assessment amended.	Amend SA assessment.
SA Appendix 5 Assessment of each policy and reasonable alternatives against the SA Objectives	Dickon Povey	East Suffolk Council	Policy POSP8: Accessibility and Transport - impacts of transport challenges on employment, income and social inclusion/exclusion are suggested to be recognised in the assessment, i.e. via SOC2.	Agreed. SA assessment amended.	Amend SA assessment.
SA Appendix 5 Assessment of each policy and reasonable alternatives against the SA Objectives	Dickon Povey	East Suffolk Council	Policy PODM51: Design – it is suggested that the health and wellbeing benefits if well designed places, and in particular ensuring a minimum quantum of higher accessibility homes, is reflected in the assessment, i.e. SOC1.	Agreed. SA assessment amended.	Amend SA assessment.

## Appendix 9 – Summary of the policies in the Local Plan

### Sustainable development in the Broads and climate change

#### Policy PUBDM1: Major Development in the Broads

Applications for major development will not be permitted other than in exceptional circumstances and where applicants can demonstrate that the development is in the public interest and that public interest outweighs the purposes of the Broads.

#### Policy PUBDM2: Embodied Carbon

All development should, where practical and viable, take opportunities to reduce the development's embodied carbon content.

#### Policy PUBDM3: Pollution and Hazards in development and protecting environmental quality

Applicants will need to demonstrate that their proposals are safe from, and do not give rise to, unacceptable hazards and/or pollution.

#### Policy PUBSP1: Responding to the Climate Emergency

The Authority expects and requires positive action from development to reduce greenhouse gas emissions and to adapt to climate change to enable a move to a low carbon economy and society and help biodiversity to adapt to climate change.

#### Policy PUBDM4: Climate change adaption and resilience checklist

Development proposals which would result in new build, replacement, change of use or an increase in floor space must demonstrate how climate change has been taken account of in the scheme with the submission of a Climate Smart Checklist.

### Water use and quality

#### Policy PUBDM5: Water quality and foul drainage

Emphasises importance of water quality and relates to foul water drainage. Development is required to be connected to a foul sewer unless proven not to be feasible. Applicants are required to demonstrate there is adequate sewage treatment provision to serve the development.

#### Policy PUBDM6: Boat wash-down facilities

Boatyards and sailing clubs need to provide areas to check, clean and dry and also need to capture anti fouling paint.

#### Policy PUBDM7: Water efficiency and re-use

With the East being an area of water stress, this policy promotes water efficient buildings.

### Flooding

#### Policy PUBSP2: Strategic flood risk policy and Policy PUBDM8: Development and flood risk

Much of the Broads is at risk of flooding and these policies set out various requirements.

#### Policy PUBDM9: Surface water run-off

All development proposals will need to incorporate measures to attenuate surface water run-off in a manner appropriate to the Broads.

### Open space, play and allotments and green infrastructure

Policy PUBDM10: Open space on land, play space, sports fields and allotments.

Protects current open space and sets standards for new open space.

#### Policy PUBDM11: Green infrastructure

Seeks to protect green infrastructure and sets guidelines for any new.

### Soils

#### Policy POUBSP3 Soils

Protects the best and most versatile soils as well as discusses erosion, quality and the carbon sink property of soils.

#### Policy PUBDM12: Peat soils

General presumption of peat soils remaining in situ. Proposals resulting in removal of peat need to have wholly exceptional reasons.

### Heritage and historic assets

Policy PUBSP4: Historic Environment, Policy PUBDM13: Heritage Assets, Policy PUBDM14: Re-use, Conversion or Change of Use of Historic Buildings

Seeks the preservation of heritage assets and guides proposals relating to such assets.

### Natural Environment

Policy PUBSP5: Biodiversity and Policy PUBDM15: Natural Environment

All developments will be planned around the protection and enhancement of nature.

#### Policy PUBDM16: Biodiversity Net Gain

Provides information and the approach for ensuring relevant development provides biodiversity net gain.

#### Policy PUBDM17: Mitigating Recreational Impacts

Sometimes, when we access certain sites important for nature, we can cause impacts on the nature we are visiting. This policy seeks mitigation for that impact.

#### Policy PUBDM18: Mitigating Nutrient Enrichment Impacts

The impact of the foul water that new development produces may need mitigating.

#### Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development

Seeks to protect trees, woodlands, hedges, scrub and shrubs. Sets out circumstances when these could be lost and sets standards for replacement.

### Renewable energy

#### Policy PUBDM20: Energy demand and performance of new buildings (including extensions)

The expected energy use of buildings must be as low as possible; the building regulation standards are the minimum. Applicants will be required to demonstrate what measures they have taken to achieve more energy efficiency.

#### Policy PUBDM21: Renewable and low carbon energy

Renewable/low carbon energy proposals shall be of a scale and design appropriate to the locality and shall not, either individually or cumulatively, have an adverse impact on the distinctive landscape, cultural heritage, biodiversity, recreational experience or special qualities of the Broads or the local amenity. Includes some particular considerations for wind turbines and solar.

### Landscape character

#### Policy PUBSP6: Landscape character and Policy PUBDM22: Development and landscape

Development proposals need to conserve and enhance the key landscape characteristics of the Broads.

#### Policy PUBDM23: Land raising

Schemes that propose to raise land are required to justify this approach and explain what other options to address the issue that land raising seeks to resolve have been discounted, and why.

#### Policy PUBDM24: Excavated material

All proposals are required to ensure excavated material arising because of a scheme is disposed of in an acceptable way.

#### Policy PUBDM25: Utilities infrastructure development

By its nature, utilities infrastructure and its associated equipment has the potential to have a significant impact on the landscape, built environment and wildlife of the Broads.

#### Policy PUBDM26: Protection and enhancement of settlement fringe landscape character

Proposals for development lying within settlement fringe areas shall be informed by and be sensitive to the distinctive characteristics and special qualities of the Broads landscape.

### Amenity

#### Policy PUBDM27: Amenity

Development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses.

## **Tranquillity and Light pollution**

Policy PUBSP7: Tranquillity in the Broads

Development proposals will only be permitted where they conserve and/or enhance tranquillity.

Policy PUBDM28: Light pollution, dark skies and nocturnal character

The tranquillity, nocturnal character and dark sky experience of the Broads will be conserved and enhanced.

## **Transport**

Policy PUBSP8: Accessibility and Transport and Policy PUBDM29: Transport, highways and access  
Seeks to ensure the transport impact of development proposals is considered and addressed and alternative modes of transport are incorporated.

Policy PUBSP9: Recreational access around the Broads area

Safe recreational access to both land and water and between the water's edge and the water will be protected.

Policy PUBDM30: 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.

## **The Broads economy**

Policy PUBSP10: A prosperous local economy

Proposals that contribute towards sustainable economic growth, prosperity and employment will be supported.

Policy PUBDM31: New employment development

The policy brings together the important considerations when seeking to develop employment related schemes in a protected landscape.

Policy PUBDM32: Protecting general employment

The policy establishes a sequential approach to protecting general employment sites and properties, and to permitting their change of use or redevelopment to other uses.

Policy PUBDM33: Farm diversification

It is essential that the diversification of farming is carefully managed so it does not harm landscape character, adversely affect the original farm operation, or have a detrimental impact on the tranquillity of the Broads.

Policy PUBSP11: Waterside sites and Policy PUBDM34: Development on waterside sites in employment or commercial use, including boatyards.

It is important to conserve the existing waterside sites for the boatyards and commercial uses which are characteristic of the Broads, and which contribute so significantly to its economy and attraction to the visitor.

## **Retail**

### **Policy PUBDM35 – Retail development in the Broads**

Support will be given for maintaining and enhancing the vitality and viability of town centres and local/district centres.

## **Sustainable tourism**

### **Policy PUBSP12: Sustainable tourism**

Sustainable tourism in the Broads will be strengthened by the creation, enhancement and expansion of high quality and inclusive tourism attractions and related infrastructure.

### **Policy PUBDM36: Sustainable tourism and recreation development**

The policy directs tourism and recreational development to appropriate locations with the necessary infrastructure and facilities to support such development and accessible by a variety of transport modes.

### **Policy PUBDM37: Holiday/tourism accommodation – new provision and retention**

The policy seeks to secure and retain a supply of appropriately located tourist accommodation.

## **Navigation**

### **Policy PUBSP13: Navigable water space**

The water space will be managed in a strategic, integrated way and navigation and conservation interests will be maintained and enhanced.

### **Policy PUBDM38: Access to the water**

development proposals that support and encourage the use of waterways will be permitted where they would not have a detrimental impact on public safety on land or water or an unacceptable impact on other people's enjoyment of the Broads.

### **Policy PUBDM39: Bank stabilisation**

Policy covers various considerations for options to stabilise banks.

### **Policy PUBSP14: Mooring provision and Policy PUBDM40: Moorings, mooring basins and marinas**

The Authority will protect existing moorings and encourage the provision of new moorings across the system. These policies seek to guide proposals for additional moorings.

### **Policy PUBDM41: The impact of replacement quay heading on navigation.**

Where river widths, taking into consideration moored boats, is less than 30m, replacement quay heading may need to be behind or in line with existing.

Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks.

The choice of material used for new or replacement quay heading, boardwalks and other such uses will be of a high quality and suitable for its location and appropriate for its intended use. Each scheme will be judged on a case-by-case basis.

Policy PUBDM42A: Safety by the water

Proposals that increase the number of people accessing the water or facilitate the enjoyment of land adjacent to the water or increase the difficulty of getting out of the water must address water safety. May need a Water Safety Plan to accompany planning applications.

### **Housing and residential moorings**

Policy PUBSP15: Residential development

Sets out the need and general location for residential development. The need is as follows:

- a) Residential dwellings: 1,077 dwellings between 2021 and 2042.
- b) Residential moorings: 48 residential moorings between 2021 and 2042.
- c) Gypsy and Traveller sites: Current 5-year need of 10 pitches and future need of 4 pitches.

Policy PUBDM43: Affordable housing

Defers to/has regard to policies of districts. Seeks off site contributions for schemes as follows:

- a) Brownfield schemes located on the waterfront: 3-9 dwellings
- b) Other brownfield schemes: 5-9 dwellings
- c) Greenfield schemes: 3-9 dwellings.

Policy PUBDM44: Residential development within defined Development Boundaries

Development Boundaries are identified on the policies maps for the following settlement areas:

Oulton Broad: Thorpe St Andrew and Wroxham and Filby.

Policy PUBDM45: Gypsy, Traveller and Travelling Show People

Development proposals for the provision of permanent or transit accommodation, or temporary stopping places, to meet the needs of Gypsies and Travellers and Travelling Show People will be supported where they meet an identified need. Development proposals that would have an adverse impact on the special qualities of the Broads will be refused.

Policy PUBDM46: New residential moorings

General policy that guides proposals for residential moorings in terms of locations and key considerations.

Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers

Sets out criteria for assessing proposals for development of a new dwelling or a residential mooring for rural enterprise workers outside of a defined development boundary.

**Policy PUBDM48: Elderly and specialist needs housing**

General support for this housing, in a development boundary as well as highlighting other considerations such as water efficiency and impact on various qualities of the Broads.

**Policy PUBDM49: Residential ancillary accommodation**

Residential ancillary accommodation needs to be designed so that it will continue to be used as part of (integral to) the main dwelling, without creating an independent dwelling unit.

**Policy PUBDM50: Replacement dwellings**

There is a presumption towards re-using and refitting dwellings rather than replacing them, to reduce carbon emissions. If a proposal seeks the demolition and replacement of an existing dwelling, it will need to be fully justified and explained why the existing dwelling cannot be re-used and/or refitted.

**Policy PUBDM51: Custom/self-build**

Custom/self-build dwelling proposals will be considered in accordance with other policies in the Local Plan including the policies on the location of new dwellings. Proposals for 100 or more dwellings will provide serviced plots to deliver at least 5% of the total number of dwellings on the site as self-build or custom build homes.

## **Design**

**Policy POPS16: Strategic Design Policy and Policy PUBDM52: Design**

All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness, and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate. A design guide for the Broads has been finalised.

**Policy PUBDM52A: Proposals for residential extensions**

Sets design, layout and scale considerations for residential extensions.

**Policy PUBDM53: Source of heating**

The policy sets out a preferred method of heating hierarchy in respect of source of heating. Replacement buildings are required to improve their method of heating in line with the hierarchy. New buildings are required to be ready for other heating technologies.

**Policy PUBDM54: Heat resilient design**

All schemes for new buildings need to prevent and minimise the impacts of overheating in the built environment.

**Policy PUBDM55: Non-residential development and BREEAM**

Proposals for non-residential development above 250sqm floor space are required to achieve a minimum of BREEAM Very Good Standard or equivalent unless it can be demonstrated that it is not viable or feasible to do so.

**Policy PUBDM56: Electric Vehicle (EV) Charging Points – fire safety, design, location, and lighting.**  
Proposals that include the installation of electric vehicle charging points are welcome, but they need to consider the location, design, and lighting of such charging points. In terms of the charging infrastructure, the location, design, and any lighting associated with the charging points will be key considerations.

**Policy PUBDM57: Fibre to the Premises**

All new dwellings, and all new commercial proposals of 100sqm or over shall be provided with fibre connections to an approved industry standard within the dwelling/building together with suitable ducting/cabling to the public highway to allow connections to be made.

### **Visitor and community facilities and services**

**Policy PUBSP17: Community facilities and Policy PUBDM58: Visitor and community facilities and services**

The policy supports the retention of such services. New community facilities are supported provided there is an operational and locational justification.

### **Health and wellbeing**

**Policy PUBDM59: Designing places for healthy lives**

Development proposals that support healthy choices, healthy behaviours and reduce health inequalities will be supported. Certain developments required to fill in a health planning checklist.

### **Planning obligations/developer contributions**

**Policy PUBDM60: Planning obligations and developer contributions**

The Authority will seek appropriate contributions from developers to serve the development and its occupants.

### **Other Development Management policies**

**Policy PUBDM61: Advertisements and signs**

Advertisements and signs should be appropriately and sensitively designed and located, having regard to the character of the building/structure/area on/near which they are to be displayed, and/or the general characteristics of the locality including their location relative to the dark sky zones.

**Policy PUBDM62: Re-use, conversion or change of use of buildings**

The Authority is generally supportive of the re-use of appropriately located and suitably constructed buildings in the countryside.

#### Policy PUBDM63: Leisure plots, amenity plots and mooring plots

New leisure plots, amenity plots and mooring plots will not normally be permitted. The use of existing mooring plots will be restricted to the mooring of boats and uses incidental to that activity.

### Acle

#### Policy PUBACL1: Acle Cemetery extension

Land to the rear of the existing cemetery is allocated as an extension to the cemetery.

#### Policy PUBACL2: Acle Playing Field extension.

Land is allocated for an extension to the playing fields at Acle Recreation Centre.

### Brundall Riverside

#### Policy PUBBRU1: Riverside chalets and mooring plots

The area of riverside chalet and mooring plots will be managed to retain its contribution to the enjoyment and economy of the Broads, and to the river scene. Further development will be limited by the area's vulnerability to flooding and the retention of its semi-rural and holiday character.

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

In this area, the development and retention of the boatyards and related uses will be supported and Broads Local Plan policies on general employment and boatyards in the economy section will apply. Full regard will be given to the limitations of the road access, avoidance of potential water pollution, and the risk of flooding to the site.

#### Policy PUBBRU3: Brundall Mooring Plots

The continued use of this area for mooring of boats and uses incidental to that activity will be supported, and the generally open character of the area retained. The defined area will be kept generally free of buildings and above ground structures.

#### Policy PUBBRU4: Brundall Marina

The policy seeks to encourage the retention of the marina and future development, while protecting and enhancing the best qualities of the area, within the constraints of the flood risk to the area.

#### Policy PUBBRU5: Land east of the White Heron Public House

This land will be kept generally free of built development to help conserve its trees and contribution to the visual amenity and biodiversity of the area.

#### Policy PUBBRU6: Brundall Gardens

Allocation for 8 residential moorings.

### **Cantley**

Policy PUBCAN1: Cantley Sugar Factory

The policy continues the long-standing approach of supporting the continuation and upgrading of the works, while encouraging this to happen in a way that minimises adverse impacts and makes the most of opportunities for improving the local environment and amenities.

### **Chedgrave**

Policy PUBCHE1: Greenway Marine residential moorings

Allocation for 5 residential moorings.

### **Dilham**

Policy PUBDIL 1: Dilham Marina (Tyler's Cut Moorings)

The continued use of this area for mooring of boats and uses incidental to that activity will be supported, and the semi-natural quality of the area retained.

### **Ditchingham Dam**

Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham

The continued use of the area for sports facilities will be supported.

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

These areas shall be protected as open space and habitat area.

### **Fleggburgh**

Policy PUBFLE1: Broadland Sports Club

The continued use of the area for sports facilities will be supported.

### **Gillingham**

Policy PUBGIL1 Gillingham residential moorings (H. E. Hipperson's Boatyard)

Allocation for 5 residential moorings.

### **Great Yarmouth**

Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina)

The use of this site for river and other leisure users, or appropriate redevelopment, will be encouraged where this is compatible with the flood risk to the site.

### **Horning**

Policy PUBHOR1: Horning Car Parking

The continued use of this land for car parking for visitors will be supported.

Policy PUBHOR2: Horning Open Space (public and private)

The areas of open space near the river will be protected.

**Policy PUBHOR3: Waterside plots**

The designated area of waterside plots will be protected from over-intensive development and suburbanisation.

**Policy PUBHOR4: Horning Sailing Club**

Continued use of the island for sailing facilities will be supported.

**Policy PUBHOR5: Crabbett's Marsh**

This area will be protected for its landscape and nature conservation value. It is also recognised that the access here is a major constraint.

**Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Road. and Ferry View Road**

The policy seeks to encourage the retention of the marina and future development, while protecting and enhancing the best qualities of the area, within the constraints of the flood risk to the area.

**Policy PUBHOR7: Woodbastwick Fen moorings**

This area will be conserved for the green and semi-natural backdrop it gives to Horning village while providing a significant number of moorings for navigable craft.

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

The existing live/work units shall be retained for the contribution they make to small business and the local economy.

**Hoveton and Wroxham**

**Policy PUBHOV1: Green infrastructure**

This policy seeks to protect several areas of open space/green infrastructure.

**Policy PUBHOV2: Station Road car park**

This area will be retained in use for car parking.

**Policy PUBHOV3: Brownfield land off Station Road, Hoveton**

The site is allocated for mixed uses that are appropriate to the site's village centre location that is next to the river as well as next to a public house.

**Policy PUBHOV4: BeWILDerwood Adventure Park**

The policy manages change in a way that seeks to protect and enhance the trees, species, dark skies, and amenity of nearby and adjoining occupiers.

#### **Policy PUBHOV5: Hoveton Town Centre and areas adjacent to the Town Centre**

The intention of the policy approach is to ensure the town centre is considered as a whole. Proposals will need to consider the entire town centre and the policies of North Norfolk District Council so that retail considerations address the town in its entirety and cross boundary issues.

### **Norwich**

#### **Policy PUBNOR1: Utilities Site**

Part of East Norwich Regeneration Sites. Allocated for mixed use and that could include dwellings.

#### **Policy PUBNOR2: Riverside Walk and cycle path**

Land will be safeguarded for a riverside walk and cycle path along the Wensum/Yare and implemented in a way which links to the wider network of public access in the area.

### **Ormesby St. Michael**

#### **Policy PUBORM1: Ormesby waterworks**

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.

### **Oulton Broad**

#### **Policy PUBOUL1: Boathouse Lane Leisure Plots**

The rural and semi-natural character of the area, its contribution to the views from the Broad, and floodwater capacity will be protected.

#### **Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site**

This site is allocated for a boatyard use and (optionally) housing, recreation, entertainment, or employment use (or uses) where compatible with the boatyard use, road access, neighbouring uses and flood risk.

#### **Policy PUBOUL3 - Oulton Broad District Shopping Centre**

New Town Centre Use Development (as defined in the NPPF) will be permitted within the Oulton Broad District Centre where the scale and function of the development is consistent with the role of the District Centre and would not impact on the vitality and viability of Lowestoft Town Centre.

### **Potter Heigham/Repps with Bastwick**

#### **Policy PUBPHRB1: Bridge Area**

The area around Potter Heigham Bridge will be further developed and enhanced as a location for river related leisure and tourism to reflect flood risk in the area.

#### Policy PUBPHRB2: Waterside plots

The rural and 'holiday' character of the area of waterside plots will be conserved.

#### Policy PUBPHRB3: Green Bank Zones

Development will not be permitted within the 'green bank zones' defined on the Adopted Policies Map, to conserve the remaining openness and rural character of the area.

#### St. Olaves

##### Policy PUBSOL1: Riverside area moorings

The defined area will be kept generally open and uses limited to the mooring of boats and uses incidental to that activity.

#### Somerleyton

##### Policy PUBSOM1: Somerleyton Marina Residential Moorings

Allocation for 15 residential moorings.

#### Stalham

##### Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard)

Generally, guides proposals for the area. Allocation for 10 residential moorings.

#### Thorpe St. Andrew

##### Policy PUBTSA1: Cary's Meadow

Land at Cary's Meadow will be conserved and enhanced for its contribution to the landscape, its wildlife and openness, and the appropriate recreation use by visitors and local residents.

##### Policy PUBTSA2: Thorpe Island

The policy for the eastern end of the Island seeks the retention of the boat usage and allows for related improvements to the existing buildings.

For to the central part of the island, the usage includes boatsheds for storing of craft, rowing facilities, and amenity plots.

For the western end of the island, the policy refers to appropriately surfaced and screened car parking spaces, an agreed method of waste storage and collection as well as provision for pump out all on the island will ensure that the impact of any mooring provision within the basin is minimal on the nearby community.

##### Policy POTSA3: Griffin Lane – boatyards and industrial area

Environmental and landscape improvements to this area will be sought, while protecting the existing dockyard and boatyard uses.

##### Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards

Further development will be limited by the area's vulnerability to flooding, the retention of its semi-rural character, and the poor road access.

#### Policy PUBTSA5: River Green Open Space

The area of River Green is allocated as open space and will be kept open for its contribution to amenity, townscape, and recreation.

### Thurne

#### Policy PUBTHU1: Tourism development at Hedera House, Thurne

Land at Hedera House is allocated for tourism uses, with a proportionate amount of general market housing as enabling development.

### Trowse and Whitlingham

#### Policy PUBWHI1: Whitlingham Country Park plus adjacent land

Whitlingham Country Park will continue to be managed to provide recreation and quiet enjoyment on land and water, supported by scenic landscape and wildlife habitat.

#### Policy PUBWHI2: Land at Whitlingham Lane

The Authority will support the retention of the site as a boatyard. If a change of use is sought for the buildings, this will need to be thoroughly justified.

### Non-Settlement Based Policies

#### Policy PUBSSTRI: Trinity Broads

The Trinity Broads area will be protected for its special nature, character, and tranquillity.

#### Policy PUBSSUT: Upper Thurne

The Upper River Thurne area will be protected for its special nature, character, and tranquillity.

#### Policy PUBSSPUBS: Pubs network

The pubs will be protected in their public house use as key parts of a network of community, visitor, and boating facilities, as well as for their individual contribution to such facilities.

#### Policy PUBSSROADS: Main Road network

New development accessed by the Primary Route Network (directly or by a side road which connects onto it), or by a Main Distributor Route, will only be permitted if, potential traffic impact can be mitigated.

#### Policy PUBSSTRACKS: Former rail trackways

Those parts of the former railway track beds will be protected for their potential for walking, cycling, and/or horse-riding routes. Development which could prevent such a use will not be permitted while use for walking, cycling, or horse riding remains a potential.

**Policy PUBSSSTATIONS: Railway stations/halts**

The policy seeks retention of railway stops and supports appropriate improvements to the facilities that reflect, but do not impact on, the special qualities of the Broads.

**Policy PUBSSSTAITHES: Staithes**

Staithes are protected, in line with their existing access rights.

**Policy PUBSSCOAST: The Coast**

The Coastal area and its special nature, character and tranquillity will be conserved for low-key quiet recreation and as a wild bird and seal refuge.

**Policy PUBSSMILLS: Drainage Mills**

The area's drainage mills, and drainage mill remains, will be conserved.

**Policy PUBSSLGS: Local Green Space**

Development proposals that would have an unacceptable adverse impact on the use, function and appearance of these local green spaces or would result in their loss will not be permitted other than in very special circumstances and such circumstances will only exist where the harm resulting from the proposal is clearly outweighed by other considerations.

**Policy PUBSSA47: Road schemes on the Acle Straight (A47T)**

Sets out certain criteria for any scheme relating to the A47 as it passes through the Broads to consider.

## Appendix 10 - Sustainability issues and problems – SWOT analysis

The Strategic Environment Assessment (SEA) requires the assessment of: 'The environment characteristics of areas likely to be significantly affected and any existing environmental problems which are relevant to the plan or programme'. This section identifies some of the principal sustainability challenges and opportunities in the area which are potentially relevant to the Broads Local Plan. It is in the form of a SWOT (strengths, weakness, opportunity and threats) analysis.

### Strengths

- a) Extensive, diverse, and very highly valued landscape, habitats, flora, fauna and cultural and heritage assets.
- b) A unique wetland and low-lying area and status equivalent to a National Park.
- c) Formal nature conservation designations of the Broads and many areas within it provide relatively high levels of policy protection or conservation. A high proportion of the SSSI units in the Broads are in favourable or unfavourable recovering condition, which signifies mostly appropriate actions and management operations are being undertaken.
- d) Farmed and managed landscape, the majority being privately owned.
- e) A short undeveloped stretch of coastline.
- f) 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. Also, most of the area has intrinsic dark skies.
- g) Attractive environment, providing the basis for most of the Broads' economy and recreation for residents and visitors.
- h) Britain's largest protected wetland and third largest inland waterway.
- i) High level of interaction with the surrounding area, with complementary provision of facilities and opportunities. For example, employment and development opportunities and community facilities 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.
- j) Thriving hire boat industry contributing to the local economy.
- k) Many organisations and individuals caring for or promoting the value of various aspects of the Broads.
- l) Importance of the Broads for the identity and recreation of a much wider area. The Broads represent a significant area for outdoor recreation and access to green space, supporting the mental and physical wellbeing of residents and visitors of all ages, through provision of open space for physical activity and creation of opportunities for social engagement.
- m) The age profile of the area shows more older people than in the surrounding area. Older people are often motivated, educated, and experienced and play an important role in the community.
- n) Substantial, engaged community of private boat owners.

- o) 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.
- p) Many heritage assets, including conservation areas and drainage mills.
- q) The international significance of the paleo-archaeological remains within the Broads and the unusually well-preserved organic remains.
- r) A wealth of archaeological deposits that are not well represented elsewhere within the country.
- s) Good collaborative working with stakeholders and interest groups.
- t) An area providing many ecosystem services, as evidenced in the Norfolk and Suffolk natural capital assets compendium<sup>7</sup>.
- u) Peatland areas and opportunities for improved wetland areas, carbon storage, holding flood waters, storing water for droughts, nature enchantment.
- v) Thriving angling destination, supporting the local economy.

### **Weaknesses**

- a) Some of the protected habitats failing to meet target ecological conditions and/or vulnerable to change because of, for example, fragmentation, inappropriate water and land management, pressure from nearby development and conflicting water regimes leading to complex and costly hydrological interventions.
- b) Lowland grazing economics are poor and may be at risk of farm subsidy changes.
- c) Some areas of fen and all lakes and rivers in unfavourable condition and some are in declining condition and reliant on public grants for Nature Recovery.
- d) Almost the whole of the Broads area subject to, or at risk of, flooding.
- e) Some 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.
- f) Continuing (though declining) problems of water quality in the rivers; ground water quality problems.
- g) Difficulty of modernising and adapting existing buildings and uses, and accommodating new ones, due to flood prone nature of the area.
- h) Decline in traditional industries such as millwrights, thatchers and reed and sedge cutters.
- i) High reliance on tourism, which can leave the economy vulnerable and mean a loss of resilience because of changes to the holiday/recreational patterns. Indeed, the access restrictions because of COVID19 has had a large impact on tourism (as well as many other sectors of the local and national economy).
- j) Car dependence of local communities and businesses and fragmentation of settlements.

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<sup>7</sup> [Norfolk and Suffolk Natural Capital Assets Evidence Compendium | Norfolk Biodiversity Information Service \(nbis.org.uk\)](https://www.norfolk-biodiversity.org.uk/norfolk-and-suffolk-natural-capital-assets-evidence-compendium)

- k) Depleted local community and/or visitor facilities, often through displacement by higher value activities (principally housing).
- l) Tensions and perceptions of incompatibility between interests of conservation, farming, development, recreation, tourism, navigation, and local communities, and between local interests and the national value of the Broads.
- m) The ageing population could lead to imbalance in the community.
- n) Lack of housing that is affordable resulting in some people having to commute to places of work.
- o) Deficiencies of moorings in some places to meet the needs of various water space users.
- p) Some low bridges which prevent larger boats from passing, and some narrow waterways which could limit potential for navigation.
- q) Some boats unable to navigate as intended due to operational issues of some swing bridges, particular when the weather is hot.
- r) Increasing pressures for land use change around areas of settlement.
- s) Resourcing difficulties for organisations that help to manage the environmental assets.
- t) Lack of certainty of how the new framework for agricultural subsidies will support Nature Recovery.
- u) Lack of public transport in rural areas.
- v) Rural connectivity – some areas not covered by broadband.
- w) Unsustainable wildfowling.
- x) Increased risk of salinisation of previously freshwater wetlands.
- y) Susceptible to climate change impacts such as variable rainfall patterns and increased incidence of saltwater incursion leading to significant habitat and landscape change.

## **Opportunities**

- a) Climate change:
  - i. Likely impacts that may create opportunities such as changes in flora, fauna and landscape, patterns of recreation and changes in agriculture and its practices.
  - ii. 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.
  - iii. Evolving low carbon lifestyles, construction and patterns of land use and settlement.
  - iv. Opportunities to link with other strategic initiatives (Local Nature Recovery Strategies etc) to build in nature-based solutions for climate change adaptation.
  - v. Transition to more brackish conditions provide opportunity to create saltmarsh which could trap Carbon.
- b) Maintaining the recovery and improvement of water quality achieved over the last few decades by long-term and ongoing investment through collaborative working across a range of agencies and stakeholders, particularly water companies and the Norfolk Water Fund.

- c) 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.
- d) Potential for restoration and enhancement zones towards nature recovery within and surrounding the Broads, including to connect to coastal and other biodiversity rich wetland areas.
- e) Potential for revival in the use of the area's rivers and railways for freight and passenger traffic.
- f) Changes in patterns of recreation and expectations of visitors.
- g) Potential for future complementary and mutually supportive actions and benefits across environmental, recreational, navigation, and local community issues.
- h) Provision of jobs, facilities, services, and homes for local residents through the development plans of constituent Local Authorities.
- i) The status of the Broads as equivalent to a National Park – held in high regard with most stakeholders.
- j) Private investment opportunities for carbon, water quality and potentially Biodiversity Net Gain.
- k) Training opportunities for traditional skills and crafts.
- l) Encouraging sustainability through the design of buildings as well as innovative designs, new technologies and building in resilience.
- m) 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.
- n) Opportunities to Improve awareness of general public and residents of the [special qualities](#) of the Broads and their role in preserving these qualities.
- o) Many train stations in/near to the Broads.
- p) Highway improvements and the benefits to the community and economy they could bring.
- q) Flat land favouring healthy travel modes and active travel opportunities.
- r) The COVID pandemic in 2020 caused a renewed interest in access and wellbeing in the countryside. There is some evidence to suggest that this has continued, presenting ongoing benefits and opportunities for businesses.
- s) More home-based working lessening carbon impacts while retaining wealth in the locality.
- t) Opportunities for natural flood management to minimise impacts of coastal flood management, creating new habitats that help to mitigate the impacts of a changing climate i.e. coastal flooding and saltwater incursion. Sensitive/natural approach would have benefits for wildlife and people.
- u) Agricultural subsidy change promoting greater focus on environmental enhancements as the Broads is able to achieve so many benefits.
- v) Protection and appropriate enhancement of heritage assets.
- w) Gradual transition to vehicles powered by non-fossil fuels, leading to reduction in pollution, quieter transport modes.

x) Improvement of access to the Broads for residents and visitors with limited mobility.

## Threats

a) Climate change - likely impacts that may be threats:

- i. Increased frequency and severity of all sources of flooding.
- ii. Increased risk of coastal inundation.
- iii. Lowest lying land could be permanently flooded or flooded for many days or weeks.
- iv. Increased frequency and severity of drought, with impact on water resources available to all sectors.
- v. Changes to rainfall patterns.
- vi. Change in grazing regimes as floodplain grassland becomes unable to support grazing animals, economically and on welfare grounds (increased salinity, lack of drinking water for stock resulting from drought).
- vii. Deterioration of water quality and abstraction of water resources.
- viii. Increased frequency and severity of saline incursion into freshwater systems.
- ix. Loss of freshwater dependant flora, fauna, and landscape in some areas
- x. Changes in patterns of recreation
- xi. Changes in agriculture and its practices including large scale horse grazing.

b) Redundancy/degradation of infrastructure and material assets.

c) Erosion of the special character of the area's landscape and built heritage through:

- i. Loss of archaeology built/landscape and cultural heritage assets.
- ii. deterioration/change in the landscape character of the area as saline impacts become more prominent and spread upriver.
- iii. Coastal erosion.
- iv. Incremental 'suburbanisation' and other changes, including through domestic and holiday home extensions/enlargements and paraphernalia:
  1. Metalling of unmade tracks;
  2. 'Horsiculture' – proliferation of pony paddocks, stables, Manèges, etc.;
  3. Road, rail and navigation improvements/changes;
  4. Proliferation of advertisements.

d) Potential landscape and economic effects of change, including that driven by market changes (e.g. food prices, biofuel).

e) Changes in patterns of recreation, including impacts of decline in hire boat fleet and growth of private boat ownership; higher expectation of facilities for leisure plots, holiday chalets and other accommodation.

f) Declining boatyard and boatbuilding industry.

g) Loss of swing bridges to fixed bridges.

h) Major housing and employment growth planned for nearby areas, and associated potential impacts such as:

- i. Water quality and quantity loss arising from effluent input and water supply extraction.

- ii. Increased recreational pressure, on both visitor 'honeypots' and remoter, more tranquil and sensitive localities. Also linked to tourism.
- iii. Traffic growth impacting on reduced safe cycling and horse-riding routes.
- i) Changes to economies, practices and ways of life that sustained local and traditional industries and skills (such as millwrights, reed and sedge cutters and boat builders) that generated and sustained the landscapes we see today.
- j) Unsympathetic design, construction and alterations.
- k) Loss of local community and/or visitor facilities, often through displacement by higher value activities (principally housing).
- l) 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.
- m) Recent and likely future cuts in budgets and consequent challenges organisations face in light of reduced funds.
- n) Paleo-environmental and organic archaeological remains are especially vulnerable and significant in the Broads.
- o) Potential damage to habitat sites through activities in the Broads and more development in the wider area.
- p) Deterioration of water quality due particularly to nutrients, pesticides and pet flea treatments.
- q) Land drainage and arabilisation leading to biodiversity decline.
- r) Major highway improvements and the threat to the [special qualities](#) of the Broads that could result.
- s) Further loss of moorings.
- t) Vulnerability of subsidised public transport services within the Broads Authority Executive Area (bus and rail).
- u) Drying out of wetland and oxidation of peat, leading to loss of finite environmental and archaeological archives as well as release of stored carbon.
- v) Coastal protection work, which may alter the dynamics of marine erosion and sediment transport.
- w) COVID19 impacts on health and the economy.
- x) Non-native species and plant disease and challenges for meeting biosecurity in a connected wetland.
- y) Boat traffic sediment stirring and direct disturbance of wildlife.
- z) Shortage of reed and sedge for thatching due to higher water levels and the detrimental impact on reedbeds and reed harvesting.
- aa) In some places, recreational pressure can cause unsustainable disturbance to wildlife and damage to habitats sites.

## Appendix 11: Explanation why reasonable alternatives were not taken forward.

The following explains why the reasonable alternatives that were assessed in [Appendix 5 – Assessment of each policy & reasonable alternatives against SA Objectives](#) were not taken forward into the Local Plan.

### **Policy PUBDM1: Major Development in the Broads**

Original 2019 Local Plan policy: the proposed policy is very similar to the original policy just with some slight wording in relation to the public interest outweighing the purposes of the Broads and this wording is preferred.

No policy: With other policies in the Local Plan as well as the NPPF, there is protection for the Broads. But this policy not only seeks protection in line with the NPPF, it seeks to define locally major development.

### **Policy PUBDM2: Embodied Carbon**

No specific policy: Some schemes seek to demolish buildings and replace them. Given that there is a significant proportion of a building's lifetime carbon locked into its fabric and systems, and given that there is a climate emergency and reducing carbon emissions is essential, a policy is preferred.

### **Policy PUBDM3: Pollution and Hazards in development and protecting environmental quality**

No policy: Such a policy was requested by the Environment Agency and therefore included in the Local Plan. Having a policy brings together and highlights various hazards that need to be considered when preparing and assessing planning applications.

### **Policy PUBSP1: Responding to the Climate Emergency**

Original 2019 Local Plan policy: The proposed policy is very similar to the original, but refers to SuDS and locating development with good access to services and facilities and this wording is preferred.

No policy: Given the climate emergency, and the effects climate change can have on the Broads (such as sea level rise and flood risk) a policy is preferred.

### **Policy PUBDM4: Climate change adaption and resilience checklist**

No policy: Given the climate emergency, and the effects climate change can have on the Broads (such as sea level rise and flood risk) a policy is preferred.

### **Policy PUBDM5: Water quality and foul drainage**

Original 2019 Local Plan policy: The proposed policy has very similar wording, but strengthens some areas of the policy and therefore is preferred.

No policy: Water quality is a fundamental issue in the Broads so a policy is needed.

**Policy PUBDM6: Boat wash-down facilities**

No reasonable alternatives as policy is the same as the 2019 Local Plan policy. Given the importance of addressing the issue of biosecurity and anti-fouling paint, not to have a policy is seen as an unreasonable alternative

**Policy PUBDM7: Water efficiency and re-use**

Original 2019 Local Plan policy: The 110l/h/d standard is followed through, but the BREEAM element now is part of its own policy and the proposed policy now includes other users of water. Given the area is in water stress the changes are considered needed.

No policy (including not requiring 110l/h/d and not requiring other uses to address water use): Given the area is in water stress, and there is evidence to justify a tighter water standard, a policy is considered needed.

**Policy PUBSP2: Strategic flood risk policy**

Original 2019 Local Plan policy: Most of the wording of the original policy is included in the proposed policy. The main change refers to relevant risk authorities which is logical.

No policy: Most of the Broads is at risk of flooding and so not to have a policy is not logical.

**Policy PUBDM8: Development and flood risk**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The updated policy is just tighter to reflect improvements suggested from the EA and LLFA as well as bringing in aspects of the Flood Risk SPD (as SPDs are being phased out).

No policy: Most of the Broads is at risk of flooding and so not to have a policy is not logical.

**Policy PUBDM9: Surface water run-off**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The updated policy is just tighter to reflect improvements suggested from the EA and LLFA and also includes some good design principles to address.

No policy: Surface water run off needs to be addressed as it can affect people and property as well as water quality and so to not have a policy is not logical.

**Policy PUBDM10: Open space on land, play space, sports fields and allotments.**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The proposed policy includes reference to dark skies.

No policy: Without a policy, there would not be an approach to a standard for new development and the areas of open space would not be protected.

**Policy PUBDM11: Green and blue infrastructure and Public Rights of Way**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes in the proposed policy are reference to blue infrastructure and SuDS.

No policy: The area is made up of much green and blue infrastructure which is important to the character and community and indeed businesses and so a policy is preferred.

#### **Policy PUBSP3: Soils**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change being reference to carbon sinks in the proposed policy.

No policy: Soils are a finite resource and fundamentally important to the area in terms of the habitats they support and the farming in the area. A policy is therefore logical.

#### **Policy PUBDM12: Peat soils**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The new policy takes a stronger stance in protecting peat in situ and is preferred.

No policy: There is no national policy stance on peat excavated as a by-product of development and therefore a policy is needed.

#### **Policy PUBSP4: Historic Environment**

The proposed policy is the same as the original 2019 Local Plan.

No policy: The historic environment is fundamental to the character and attraction of the Broads. A policy is therefore needed.

#### **Policy PUBDM13: Heritage Assets**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. One of the main changes is about re-use materials.

No policy: The historic environment is fundamental to the character and attraction of the Broads. A policy is therefore needed.

#### **Policy PUBDM14: Re-use, Conversion or Change of Use of Historic Buildings**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The changes just make the policy intent clearer and reflect lessons learned over the time the current policy has been used.

No policy: The historic environment is fundamental to the character and attraction of the Broads. A policy is therefore needed.

#### **Policy PUBSP5: Biodiversity**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. It has been expanded to provide more detail especially given that the Broads Authority declared a biodiversity emergency.. Also, Local Nature Recovery Strategies are a new thing and need to be referred to in the policy.

No policy: Given the abundance of species and habitats in the Broads, a policy is needed especially given that the Broads Authority declared a biodiversity emergency..

### **Policy PUBDM15: Natural Environment**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. It has been expanded to be clearer and stronger, especially given that the Broads Authority declared a biodiversity emergency.

No policy: Given the abundance of species and habitats in the Broads, a policy is needed especially given that the Broads Authority declared a biodiversity emergency..

### **Policy PUBDM16: Biodiversity Net Gain**

No policy: Whilst the default position of 10% BNG is in place now, evidence in the BNG Topic Paper points to the need for a greater amount of BNG which is included in the proposed policy. The proposed policy also includes some detail to help applicants. A policy is needed, especially given that the Broads Authority declared a biodiversity emergency.

### **Policy PUBDM17: Mitigating Recreational Impacts**

No policy: RAMS is being enacted without a specific Local Plan policy. That being said, given it is an important consideration for many development types, a policy in the emerging Local Plan is prudent.

### **Policy PUBDM18: Mitigating Nutrient Enrichment Impacts**

No policy: Nutrient Neutrality is being enacted without a specific Local Plan policy. That being said, given it is an important consideration for many development types, a policy in the emerging Local Plan is prudent.

### **Policy PUBDM19: Trees, woodlands, hedges, scrub and shrubs and development**

No specific policy. Rely on GI policy and the natural environment policy: The proposed policy content and thrust is more or less the same as some existing policies. The main reason for including a specific policy relating to trees is lessons learned over time and how this policy sets out the stance in more detail. This will help all involved in schemes that affect trees, woodlands, hedges, scrub and shrubs. These are also features that are important to parts of the Broads.

Amend policies GI and Natural Environment to include a greater emphasis on trees, woodlands, hedges and shrubs. A policy that brings all considerations relating to Trees, woodlands, hedges, scrub and shrubs in one place is preferred.

### **Policy PUBDM20: Energy demand and performance of new buildings (including extensions)**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. There has been change on energy performance over the last few years, or at least commitments to change things. Written Ministerial Statements have set out what Local Plans can do. The proposed policy seeks to reflect this. The BREEAM element is moved to its own policy.

No policy: Potentially, there is no need for a policy as it is addressed through national policy and building regulations. But the policy does encourage more energy efficiency and it does set out

that buildings are required to meet or reduce at least 10% of their predicted energy requirements in certain ways. A policy is preferred.

**Policy PUBDM21: Renewable and low carbon energy**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is reference to wind turbines and associated criteria to judge schemes by, given the change in stance on wind power by the Government.

No policy: Especially given the changes in stance on wind power by the Government and the need to include locally specific criteria to help assess proposals, a policy is needed.

**Policy PUBSP6: Landscape character**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. There is more detail in the proposed policy. The main change is seeking betterment from schemes as appropriate.

No policy: The Broads is a protected landscape. Landscape policies are needed.

**Policy PUBDM22: Development and landscape**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. More details has been added, generally to reflect lessons learned since the introduction of the current Local Plan. There is also reference to landscaping and the need to be watered given the area is an area of water stress.

No policy: The Broads is a protected landscape. Landscape policies are needed.

**Policy PUBDM23: Land raising**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes refer to impact of land raising on neighbouring properties and also that a topographical survey may be needed.

No policy: Land raising can have negative impacts and the proposed policy seeks to address those and is therefore needed.

**Policy PUBDM24: Excavated material**

The policy is the same as the 2019 Local Plan version.

No policy: This policy emphasised the need to consider excavated material early on as presumed methods of dealing with material are not always appropriate in the Broads and therefore the policy is needed.

**Policy PUBDM25: Utilities infrastructure development**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to impact of lighting.

No policy: Infrastructure like masts can affect the character of the Broads, which is a protected landscape. Given that infrastructure upgrades are coming forward and greater coverage of Broadband and 5g is needed, a policy is needed to help guide schemes.

**Policy PUBDM26: Protection and enhancement of settlement fringe landscape character**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is reference in the proposed policy to landscape features.

No policy: This is an abundant landscape types in the Broads and the policy seeks to ensure change or development in these areas is appropriate. A policy is therefore needed.

**Policy PUBDM27: Amenity**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are about construction of large schemes and reference to loss of privacy.

No policy: Amenity of future and current occupiers is an important consideration and this policy provides details to help assess schemes. It is therefore needed.

**Policy PUBSP7: Tranquillity in the Broads**

No policy: Whilst some parts of the Broads are not as tranquil as others, generally, the Broads is a tranquil place and so a policy that reflects this is needed.

**Policy PUBDM28: Light pollution and dark skies and nocturnal character**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. Some more detail is included following lessons learned since the introduction of the policy in the 2019 Local Plan.

No policy: the Broads has areas of intrinsically dark skies and these are protected through the NPPF. This policy provides the detail to help schemes not impact the dark skies of the Broads and therefore it is preferred to have a policy.

**Policy PUBSP8: Accessibility and Transport**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to emphasise reducing the need to travel as well of alternatives to the car.

No policy: An access and travel policy in the Local Plan seems logical and is preferred.

**Policy PUBSP9: Recreational access around the Broads area**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to impact on habitats sites.

No policy: One of the purposes of the Broads Authority is to promote enjoyment of the Broads and therefore a policy is logical.

**Policy PUBDM29: Transport, highways and access**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to emphasise reducing the need to travel as well of alternatives to the car.

No policy: An access and travel policy in the Local Plan seems logical and is preferred.

**Policy PUBDM30: Recreation facilities parking areas**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to biodiversity enhancements.

No policy: One of the purposes of the Broads Authority is to promote enjoyment of the Broads and therefore a policy is logical.

**Policy PUBSP10: A prosperous local economy**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to generally support micro and start up businesses.

No policy: A policy that is supportive of appropriate schemes to enhance and protect the local economy is logical.

**Policy PUBDM31: New employment development**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to climate change adaptation.

No policy: A policy that is supportive of appropriate schemes to enhance and protect the local economy is logical.

**Policy PUBDM32: Protecting general employment**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to the impact on the transport network.

No policy: A policy that is supportive of appropriate schemes to enhance and protect the local economy is logical.

**Policy PUBDM33: Farm diversification**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to emphasise the use of existing buildings, refer to heritage assets and to design and location of development.

No policy: Given that farms often need to diversify, a policy that sets out local considerations is important to enable successful schemes.

### **Policy PUBSP11: Waterside sites**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. There is reference in the proposed policy to high quality environment and the special qualities of the Broads.

No policy: Given the importance of waterside sites to the local economy, visitors and indeed locals who use the water, a policy is seen as needed.

### **Policy PUBDM34: Development on waterside sites in employment or commercial use, inc. boatyards.**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are reference to the design guide and dark skies.

No policy: Given the importance of waterside sites to the local economy, visitors and indeed locals who use the water, a policy is seen as needed.

### **Policy PUBDM35: Retail development in the Broads**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. Proposed policy refers to local and historic character.

No policy: Without the policy stance, there would be no local policy to guide change to retail areas. A policy is therefore needed.

### **Policy PUBSP12: Sustainable tourism**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is referring to RAMs and nutrient enrichment as issues to consider.

No policy: One of the purposes of the Broads Authority is to promote enjoyment of the Broads and therefore a policy is logical.

### **Policy PUBDM36: Sustainable tourism and recreation development**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is referring to RAMs and nutrient enrichment as issues to consider.

No policy: One of the purposes of the Broads Authority is to promote enjoyment of the Broads and therefore a policy is logical.

### **Policy PUBDM37: Holiday/tourism accommodation – new provision and retention**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes clarify marketing around changes to hotels and reference to RAMS and nutrient enrichment.

No policy: One of the purposes of the Broads Authority is to promote enjoyment of the Broads and therefore a policy is logical.

**Policy PUBSP13: Navigable water space**

The proposed policy is the same as the original 2019 Local Plan policy.

No policy: One of the purposes of the Broads Authority is relating to navigation of the Broads and therefore a policy is logical.

**Policy PUBDM38: Access to the water**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change refers to materials used for platforms that could be under water some times of the year.

No policy: One of the purposes of the Broads Authority is relating to navigation of the Broads and therefore a policy is logical.

**Policy PUBDM39: Bank stabilisation**

The proposed policy is the same as the original 2019 Local Plan policy.

No policy: Not having a policy does not necessarily mean that banks cannot be stabilised. Having a policy emphasises the considerations and provides certainty.

**Policy PUBSP14: Mooring provision**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are reference to residential moorings and appropriate charging points.

No policy: One of the purposes of the Broads Authority is relating to navigation of the Broads and therefore a policy is logical.

**Policy PUBDM40: Moorings, mooring basins and marinas**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are cross references to other related policies and an improved standard for providing visitor moorings – using length rather than number of visitor moorings.

No policy: One of the purposes of the Broads Authority is relating to navigation of the Broads and therefore a policy is logical.

**Policy PUBDM41: The impact of replacement quay heading on navigation.**

No policy: One of the purposes of the Broads Authority is relating to navigation of the Broads and therefore a policy is logical.

**Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks.**

No specific policy: There are more applicants wishing to use materials other than more traditional materials of timber. A policy is therefore needed to include important considerations for such schemes.

#### **Policy PUBDM42A: Safety by the water**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes relate to the delivery of the policy – using a suitably qualified consultant.

No policy: One of the purposes of the Broads Authority is relating to navigation of the Broads and therefore a policy is logical. The NPPF also requires safety by the water to be considered.

#### **Policy PUBSP15: Residential development**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes refer to the housing need numbers and reference to the potential for loss of housing.

No policy: It is prudent to identify housing need that the plan seeks to address.

#### **Policy PUBDM43: Affordable housing**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes include a lower threshold for off-site contributions and that rural exception sites need to be well related to settlements.

No policy: without an affordable housing policy, there would be no policy to ensure relevant schemes provide affordable housing.

Not requiring off site affordable housing contributions: Not requiring off-site affordable housing provision would mean that certain schemes may not contribute to affordable housing.

#### **Policy PUBDM44: Residential development within defined Development Boundaries**

Criteria-based development boundary policy: In general, the effect of this approach is uncertain as it depends on the criteria and how they are applied. On one hand, this approach could help protect the character of the Broads, but on the other hand, development would not necessarily be focussed in existing built-up areas. A policy provides certainty.

#### **Areas to potentially apply development boundaries.**

Horning – due to foul water constraints at the Knackers Wood Water Recycling Centre, a development boundary is not appropriate.

Brundall Riverside – due to the access issues, a development boundary is not appropriate.

#### **Policy PUBDM45: Gypsy, Traveller and Travelling Show People**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are reference to RAMS and nutrient enrichment, climate change resilience, promoting brownfield land, light pollution.

No policy: A criteria-based policy is needed to meet future Gypsy and Traveller need and to provide detailed criteria for schemes to address.

**Policy PUBDM46: New residential moorings**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are reference to RAMS and nutrient enrichment, design of storage and light pollution.

No policy: It is prudent to have a policy that guides such schemes. The policy has specific criteria that residential moorings need to address.

**Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are that the proposed policy emphasises design.

No policy: Given that these schemes will be away from settlements and not ordinarily supported, a policy that sets out the specific criteria schemes need to address to justify them in the first place is prudent.

**Policy PUBDM48: Elderly and specialist needs housing**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are reference to water efficiency and good design.

No policy: A policy that guides development that reflects local circumstances is prudent.

**Policy PUBDM49: Residential ancillary accommodation**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. There are many improvements made, such as reference to water efficiency, highways impact of schemes, schemes needing to be energy efficient as well as ensuring flood risk is a key consideration.

No policy: Such proposals tend to come forward and the policy sets out how to justify such accommodation as well as key local considerations.

**Policy PUBDM50: Replacement dwellings**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes relate to schemes including biodiversity enhancements, promoting re-use rather than demolition and referring to light pollution.

No policy: Given that schemes for replacement dwellings is quite common in the Broads, a policy is needed.

**Policy PUBDM51: Custom/self-build**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The proposed policy includes a standard for when schemes need to provide plots for self-build as well as improved reference to design.

No policy: The policy enables well-designed custom/self-build dwellings and is useful.

### **Policy PUBPS16: Strategic Design Policy**

No policy: this is a useful policy as it would be relevant to Neighbourhood Plans and design is an important consideration in the Broads.

### **Policy PUBDM52: Design**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are reference to thatching, cross reference to the sustainable development section in the Local Plan as well as requiring all new dwellings to be M4(2) unless not practicable and setting a standard for M4(3).

No policy: Design is an important consideration nationally and locally. A policy is therefore needed.

### **Policy PUBDM52A: Proposals for residential extensions**

No policy: Frequently, there are applications for extensions in the Broads and so a policy that reflects local circumstances is needed.

### **Policy PUBDM53: Source of heating**

No policy: Some properties in the Broads use oil. And oil and gas are finite resources. A policy that seeks to guide how a home is heated is logical.

### **Policy PUBDM54: Heat resilient design**

No policy: Heat waves are becoming more common. A policy that requires schemes to address the impacts of heat is logical.

### **Policy PUBDM55: Non-residential development and BREEAM**

No policy: Requiring large non-domestic schemes to meet BREEAM requirements, with its related benefits in terms of energy and water efficiency for example, is logical.

Not requiring meeting water calculator credits: The Broads is an area of water stress and the emphasis on meeting the water credits in BREEAM assessment is therefore logical.

### **Policy PUBDM56: Electric Vehicle (EV) Charging Points – fire safety, design, location, and lighting**

No policy: In the absence of national guidance and policy and with electric vehicles becoming more popular a policy that guides design and location and considers the issue of fire is logical.

### **Policy PUBDM57: Fibre to the Premises**

No policy: All Norfolk Local Planning Authorities committed to having this policy through the Norfolk Strategic Planning Framework, to enable broadband provision.

### **Policy PUBSP17: Community facilities**

The proposed Publication version policy is the same as the original 2019 Local Plan policy.

No policy: Community facilities are important to the local community and a policy that seeks their retention is needed.

### **Policy PUBDM58: Visitor and community facilities and services**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to diversification and assets of community involvement.

No policy: Community facilities are important to the local community and a policy that seeks their retention and appropriate changes is needed.

### **Policy PUBDM59: Designing places for healthy lives**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. A small sites checklist is introduced.

No policy: The links between health and planning are well established. Such a policy, that refers to the Norfolk and Waveney Health Protocol and large sites checklist is an agreed approach across the area.

### **Policy PUBDM60: Planning obligations and developer contributions**

No reasonable alternative options have been identified. Planning obligations are an accepted and important part of determining planning applications. The amendments to the policy are factual.

### **Policy PUBDM61: Advertisements and signs**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to neurodiverse friendly signage.

No policy: There are other regulations that help guide and permit signs, but given the potential impact that signs could have on the special qualities of the Broads, a detailed policy would aid protection.

### **Policy PUBDM62: Re-use, conversion or change of use of buildings**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to water efficiency, climate change resilience, flood risk resilience and light pollution.

No policy: Often, schemes for conversion and change of use do come forward. This policy is therefore important to help guide those schemes.

### **Policy PUBDM63: Leisure plots, amenity plots, conservation plots and mooring plots**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to light pollution.

No policy: These plots are not really covered by national policy and are fairly abundant in the Broads and so a policy is prudent.

**Policy PUBACL1: Acle Cemetery extension**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to the potential for peat in the area.

No policy: There is a need for a cemetery in the area and the Parish Council have requested we keep this policy in the Local Plan.

**Policy PUBACL2: Acle Playing Field extension.**

The proposed policy is the same as the original 2019 Local Plan policy.

No policy: There is a need for a more playing fields in the area and the Parish Council have requested we keep this policy in the Local Plan.

**Policy PUBBRU1: Riverside chalets and mooring plots**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to water efficiency, natural environment, climate change resilience and light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

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

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to water efficiency, natural environment, climate change resilience and light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBBRU3: Brundall Mooring Plots**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBBRU4: Brundall Marina**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBBRU5: Land east of the White Heron Public House**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to a flood warning and evacuation plan.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBBRU6: Brundall Gardens**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does allocate additional residential moorings to the original policy. And does refer to access requirements, considering foul water, design of cabinets and light pollution.

No policy: The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.

**Policy PUBCAN1: Cantley Sugar Factory**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is the area to which the policy applies as well as emphasising carbon emissions and light pollution and climate change resilience.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBCHE1: Greenway Marine residential moorings**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does refer to design of cabinets and light pollution.

No policy: The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.

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

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The proposed policy refers to designated sites and dark skies.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBDIT1: Maltings Meadow Sports Ground, Ditchingham**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are stronger wording around walking, cycling, car parking and light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

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

This has not changed when compared to the 2019 Local Plan.

There are no reasonable alternatives identified at this stage. No alternatives considered as this site is an important part of the Ditchingham Maltings development with site specific considerations.

**Policy PUBFLE1: Broadland Sports Club**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are stronger wording around walking, cycling, car parking and light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBGIL1 Gillingham residential moorings (H. E. Hipperson's Boatyard)**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does refer to design of cabinets and light pollution.

No policy: The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.

**Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina)**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does refer charging points and lighting.

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

**Policy PUBHOR1: Horning Car Parking**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does refer to light pollution.

No policy: It may be unlikely that the car park will be lost, given its importance to the village, but having a policy adds more certainty and guides change in an appropriate way.

**Policy PUBHOR2: Horning Open Space (public and private)**

The policy is the same as the original 2019 Local Plan policy.

No policy: It may be unlikely that the open space will be lost, given its importance to the village, but having a policy adds more certainty and guides change in an appropriate way.

**Policy PUBHOR3: Waterside plots**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does refer to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBHOR4: Horning Sailing Club**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does refer to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBHOR5: Crabbett's Marsh**

This is the same as the original 2019 Local Plan policy

No policy Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Road. and Ferry View Road**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The policy does refer to light pollution, RAMS and Horning Water Recycling Centre issues.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBHOR7: Woodbastwick Fen moorings**

This is the same as the original 2019 Local Plan policy

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

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

This is the same as the original 2019 Local Plan policy

No policy: A policy that reflects the local circumstances of this area is deemed prudent.

**Policy PUBHOV1: Green infrastructure**

This is the same as the original 2019 Local Plan policy

No policy: It may be unlikely that the green infrastructure will be lost, given its importance to the village, but having a policy adds more certainty and guides change in an appropriate way.

#### **Policy PUBHOV2: Station Road car park**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are reference to biodiversity enhancements, addressing surface water, the potential need for a flood response plan as well as reference to light pollution.

No policy: It may be unlikely that the car park will be lost, given its importance to the village, but having a policy adds more certainty and guides change in an appropriate way.

#### **Policy PUBHOV3: Brownfield land off Station Road, Hoveton**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. Changes relate to biodiversity impacts and a stance of not demolishing some buildings on the site. Also refers to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

#### **Policy PUBHOV4: BeWILDerwood Adventure Park**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to biodiversity enhancements and light pollution.

No policy: This is a unique offer in the Broads, in a sensitive landscape. A policy that reflects local considerations is needed.

#### **Policy PUBHOV5: Hoveton Village Centre and areas adjacent to the Village Centre**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are around water efficiency, biodiversity enhancements, flood risk and crime and safety.

No policy: As this Centre is shared with North Norfolk District Council, a policy that aligns with theirs is needed.

#### **Policy PUBNOR1: Utilities Site**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is that around 250 dwellings could come forward rather than being an allocation for housing; it is an allocation for mixed use. Other changes relate to climate change resilience, light pollution and the potential for water source heat pumps.

No policy: This brownfield land is part of a wider regeneration area in other LPA areas a joined up approach is needed.

#### **Policy PUBNOR2: Riverside Walk and cycle path**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is reference to biodiversity enhancements.

No policy: This is a safeguarding of land type policy. Without the policy, the desire of a path might not be realised.

### **Policy PUBORM1: Ormesby waterworks**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to flood risk.

No policy: This is an important service provided in the Broads, located in a sensitive area and a policy is needed.

### **Policy PUBOUL1: Boathouse Lane Leisure Plots**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are in relation to flood risk and the potential for archaeology.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

### **Policy PUBOUL2: Oulton Broad - Former Pegasus/Hamptons Site**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is reference to BNG as well as flood risk on the site.

No policy not a reasonable alternative as it has permission.

### **Policy PUBOUL3: Oulton Broad District Shopping Centre**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to water efficiency, biodiversity enhancements, overheating and shading and flood risk.

No policy: As this Centre is shared with East Suffolk Council, a policy that aligns with theirs is needed.

### **Policy PUBPHRB1: Bridge Area**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to refer to flood risk resilience and biodiversity enhancements.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

### **Policy PUBPHRB2: Waterside plots**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to biodiversity enhancements.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

### **Policy PUBPHRB3: Green Bank Zones**

This is the same as the original 2019 Local Plan policy

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBSOL1: Riverside area moorings**

This is the same as the original 2019 Local Plan policy

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBSOM1: Somerleyton Marina Residential Moorings**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The new policy allocated 15 residential moorings rather than 10. There is also reference to the design of cabinets.

No policy: The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.

**Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard)**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The site is allocated for residential moorings. And other changes include reference to RAMS, nutrient enrichment, the design guide and light pollution.

No policy: The residential moorings here could potentially come forward without the policy as they are very close to a development boundary, although not adjacent to. The policy allocation will help the residential moorings come forward as well as reflect some locally specific issues to address.

**Policy PUBTSA1: Cary's Meadow**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is in relation to cycle parking.

No policy: This is a unique open space, so close to Norwich. It is popular and used in many ways. A policy that protects it and guides appropriate change is needed.

**Policy PUBTSA2: Thorpe Island**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBTSA3: Griffin Lane – boatyards and industrial area**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is to refer to light pollution.

No policy: Like many similar policies in the Local Plan, this area has particular local issues and considerations that need addressing and a policy is therefore prudent.

**Policy PUBTSA5: River Green Open Space**

This is the same as the original 2019 Local Plan policy

No policy: This is a popular, prominent area of Thorpe St Andrew and a policy that protects it and guides change is appropriate.

**Policy PUBTHU1: Tourism development at Hedera House, Thurne**

This is the same as the original 2019 Local Plan policy

No policy not a reasonable alternative as it has permission.

**Policy PUBWHI1: Whitlingham Country Park plus adjacent land**

Original 2019 Local Plan policy: This is the same as the original 2019 Local Plan policy. The main changes are in relation to flood risk and light pollution.

No policy: This is an important and unique area on the edge of Norwich, with many uses. A policy to protect it and guide appropriate change is needed.

**Policy PUBWHI2: Land at Whitlingham Lane**

No policy: This brownfield land would benefit from a policy that guides how it changes over time.

**Policy PUBSSTRI: Trinity Broads**

Original 2019 Local Plan policy: This is the same as the original 2019 Local Plan policy. The main change is to refer to HRA.

No policy: The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.

**Policy PUBSSUT: Upper Thurne**

Original 2019 Local Plan policy: This is the same as the original 2019 Local Plan policy. The main change is to refer to HRA.

No policy: The policy covers a large area and within that, there are some other site-specific policies that would help protection in those areas. However, given that this entire area together

is identified as being of importance to nature, character and tranquillity, a policy provides certainty and area-wide protection.

**Policy PUBSSPUBS: Pubs network**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The changes relate to how some pubs are heritage assets, energy efficiency and also diversification.

No policy: Pubs are an important asset to tourists and locals alike in the Broads. A policy that guides change is needed.

**Policy PUBSSROADS: Main Road network**

Original 2019 Local Plan policy: The policy is quite different to the original one. It has effectively been tidied up to only relate to main roads with other policies picking up the issue of various assessment.

No policy: There are important, main roads that come through the Broads and a policy that considers the impact of development on these is prudent.

**Policy PUBSSTRACKS: Former rail trackways**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes relate to reference to impacts on habitats sites as well as seeking development to deliver the tracks.

No policy: These trackways have the potential to provide access and recreation for visitors and the community alike. One of the purposes of the Broads Authority is relating to access and recreation and enjoyment of the Broads. Protecting these sites is prudent.

**Policy PUBSSSTATIONS: Railway stations/halts**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes relate to biodiversity enhancements, the heritage value of the halts and also light pollution.

No policy: Given their importance to enabling people to get around, as well as some being in sensitive locations, a policy relating to halts and stations is prudent.

**Policy PUBSSSTAITHES: Staithes**

Same as original policy.

An alternative option is to not have a policy. If this option were to be taken forward, there would be no protection for staithes through the planning process. This is deemed an unreasonable option and has not been taken forward for consideration. This is because the policy is in the current Local Plan and there have not been any suggestions to remove it. Also, fundamentally, the policy provides a level of protection for staithes, which are important locally.

### **Policy PUBSSCOAST: The Coast**

Same as Original 2019 Local plan policy

No policy: Whilst there is a small stretch of coast in the Broads, it is important and treasured. A policy that seeks to maintain its undeveloped nature is prudent.

### **Policy PUBSSMILLS: Drainage Mills**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes relate to flood risk and light pollution.

No policy: The Mills tend to be listed, so there is protection already through national and local policy. But given that these structures, or their remains, are iconic to the area, a policy relating to the Mills seems logical and prudent.

### **Policy PUBSSLGS: Local Green Space**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main changes are to include the local green spaces in the policy and include texts that clarifies how proposals will be considered.

No policy: It may be that the areas identified as local green space would not be negatively affected by development. But the community have identified these spaces as being important to them and therefore a policy seems needed, which brings extra protection.

### **Policy PUBSSA47: Road schemes on the Acle Straight (A47T)**

Original 2019 Local Plan policy: The proposed policy content and thrust is more or less the same as the original. The main change is in relation to climate change resilience.

No policy: Whilst the Authority will not determine the application, considering the impacts that changes to the Acle Straight could have as well as the constraints, a policy that sets out the Authority's stance and brings together important considerations is prudent.

### **Sites not taken forward for allocation.**

In terms of the sites that came forward through the call for sites and were not taken forward, the reasons are set out in:

[From HELAA to Local Plan \(September 2023\)](#)

[From HELAA to Local Plan part 2 \(February 2025\)](#)