

# Draft Habitats Regulations Screening Report July 2017

Assessing the effects of  
the Waveney Local Plan  
on rare, endangered or  
vulnerable natural  
habitats and species

To accompany the Waveney First Draft Local Plan Consultation document

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# 1. Introduction

This report presents the results of a screening process to determine whether the Waveney Local Plan is likely to have a significant effect on any site in the Natura 2000 network, and therefore whether full Appropriate Assessment will be required. The final screening report will be completed undertaken in consultation with Natural England.

The Natura 2000 network provides protection for sites that are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Union. The network consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). SACs are sites of European importance for nature conservation designated under the [Conservation of Natural Habitats and Wild Flora and Fauna Directive](#) (92/43/EEC). SPAs are sites of European importance for nature conservation designated under the [Conservation of Wild Birds Directive](#) (70/409/EEC). Both types can also be referred to as European Sites. In accordance with the [National Planning Policy Framework \(2012\)](#), Ramsar sites, or internationally important wetland habitats, are to be given the same protection as European Sites and therefore have also been included in this Appropriate Assessment screening report.

The requirement to carry out Appropriate Assessment of land use plans is outlined in the European Habitats Directive (92/43/EEC), and was transposed into English law through [The Conservation \(Natural Habitats, &c.\) Regulations 1994](#) (SI 1994 No 2716) and subsequently amended in [The Conservation \(Natural Habitats, &c.\) \(Amendment\) Regulations 2007](#). These were consolidated into [The Conservation of Habitats and Species Regulations 2010](#) (SI 2010 No 490), as amended.

There are three stages to the Appropriate Assessment process.

- Task 1: Determining whether a plan is likely to have a significant effect on a European site. This needs to take account of the likely impacts in combination with other relevant plans and projects. This assessment should be made using the precautionary principle.
- Task 2: Carrying out an Appropriate Assessment and ascertaining the effect on site integrity. The effects of the plan on the conservation objectives of sites should be assessed, to ascertain whether the plan has an adverse effect on the integrity of a European site.
- Task 3: Identifying mitigation measures and alternative solutions. The aim of this task is to find ways of avoiding or significantly reducing adverse impacts, so that site integrity is no longer at risk. If there are still likely to be negative impacts, the option should be dropped, unless in exceptional circumstances it can be justified by imperative reasons of overriding public interest.

This screening report contains the results of task 1 in relation to the Waveney First Draft Local Plan. Tasks 2 and 3 are only required if the screening stage (task 1) concludes that there is likely to be a significant impact on a European site.

Protected sites included in this assessment are listed in Table 1. This includes sites wholly or partly within the District and selected sites close to its boundaries. The River Waveney flows through Waveney District and into the estuary at Breydon Water, so it is possible that any impact on water quality and flow rates could affect this site. Other sites outside the District have been included as they may be vulnerable to possible changes to groundwater, for example, or impacts on the water cycle in general.

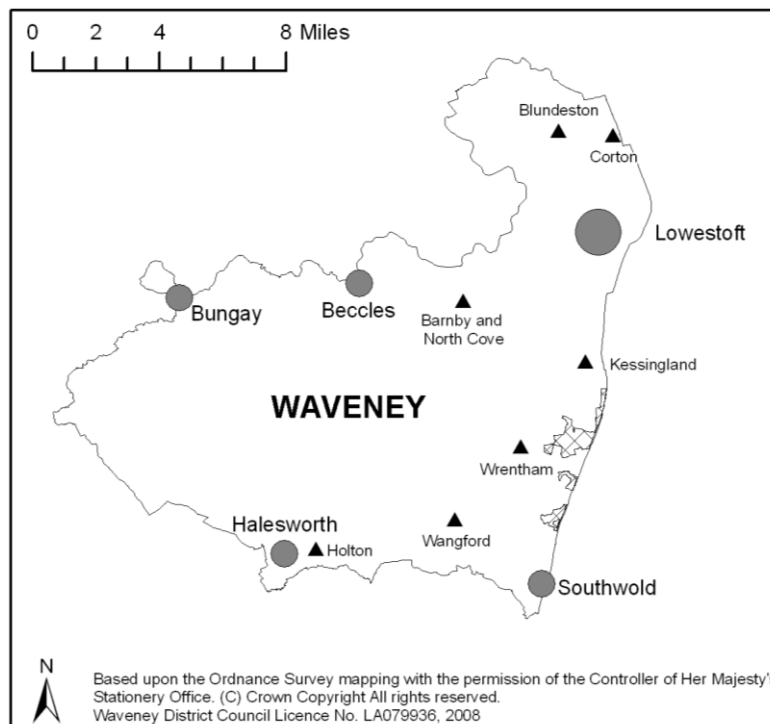
Table 1.1. Natura 2000 sites covered by this screening report

	<b>SAC name</b>	<b>SPA name</b>	<b>Ramsar name</b>	<b>Area (ha)</b>	<b>Location</b>
1	Benacre to Easton Bavents Lagoons			366.93	Wholly within Waveney, on the coast.
2		Benacre to Easton Bavents		516.83	Wholly within Waveney, on the coast.
3	The Broads			5865.6	Partially within Waveney. Mostly in Norfolk, but extending into northern parts of the District.
4		Broadland		5462.4	Partially within Waveney. Mostly in Norfolk, but extending into northern parts of the District.
5			Broadland	5488.61	Partially within Waveney. Mostly in Norfolk, but extending into northern parts of the District.
6	Minsmere to Walberswick Heaths and Marshes			1265.52	Partially within Waveney. Mostly in Suffolk Coastal, but extending into southern, coastal parts of the District.
7		Minsmere to Walberswick		2018.92	Partially within Waveney. Mostly in Suffolk Coastal, but extending into southern, coastal parts of the District.
8			Minsmere to Walberswick	2018.92	Partially within Waveney. Mostly in Suffolk Coastal, but extending into southern, coastal parts of the District.
9	Dew's Ponds			6.74	Outside Waveney, in Suffolk Coastal District.
10	Waveney and Little Ouse Valley Fens			193.18	Outside Waveney, in Norfolk and Suffolk.
11			Redgrave and South Lopham Fens	127.09	Outside Waveney, in Norfolk and Suffolk.

12	Norfolk Valley Fens			616.21	Outside Waveney, in Norfolk.
13		Breydon Water		1202.94	Outside Waveney, in Norfolk.
14			Breydon Water	1202.94	Outside Waveney, in Norfolk.
15		Great Yarmouth North Denes		160.37	Outside Waveney, in Norfolk.
16		Outer Thames Estuary		39,3734.18	Coastal and Offshore – North Kent to Norfolk.

## 2. Background information - environmental features of Natura 2000 sites in and around Waveney

### 2.1. Benacre to Easton Bavents Lagoons SAC



#### *Qualifying features (habitats/species)*

- Coastal lagoons – one of the best areas in the UK.

#### *Priority features*

- Coastal lagoons
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*)

### *Key environmental features that support site integrity*

A series of percolation lagoons with a wide range of salinities, separated from the sea by shingle barriers. The site supports a number of specialist lagoonal species.

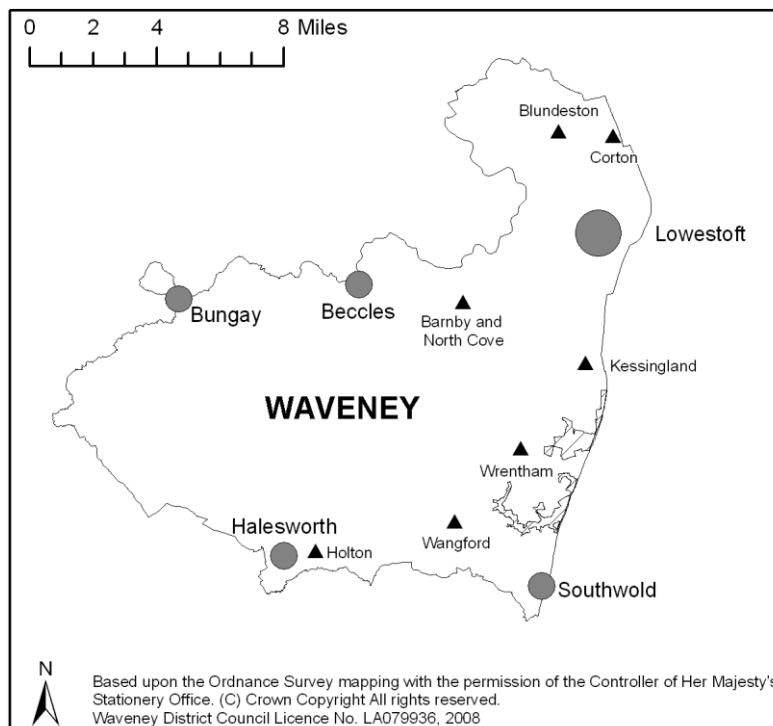
### *Vulnerability of site*

The lagoons at the Denes were created through shingle extraction. Salinity is maintained through percolation and overtopping of the shingle barrier. No management input is required to maintain these lagoons. The lagoons at Benacre, Covehithe and Easton are natural and result from ponded streams behind shingle barriers. Seawater enters the lagoons through overtopping of the barriers during high tides. Natural sea level rise will lead to more frequent saltwater inundation – beneficial for some habitats but causing loss of others. Saline lagoons will migrate landward as the coastline erodes, so their existence should not be compromised in short to medium term. The [Benacre to Easton Bawents Site Improvement Plan](#) (2015) sets out key issues and measures to be taken to mitigate these.

### *Conservation Objectives*

- Subject to natural change, to maintain, in favourable condition, the lagoons.

## 2.2. Benacre to Easton Bawents SPA





### ***Qualifying features (habitats/species)***

- During the breeding season:
  - Bittern, *Botaurus stellaris* (5% of GB breeding population)
  - Marsh harrier, *Circus aeruginosus* (5.1% of GB breeding population)
  - Little tern, *Sterna albifrons* (0.9% of GB breeding population)

### ***Key environmental features that support site integrity***

Shingle barriers provide nesting habitat for Little tern; reed beds and grazing marsh provide breeding habitat for Bittern and Marsh harrier.

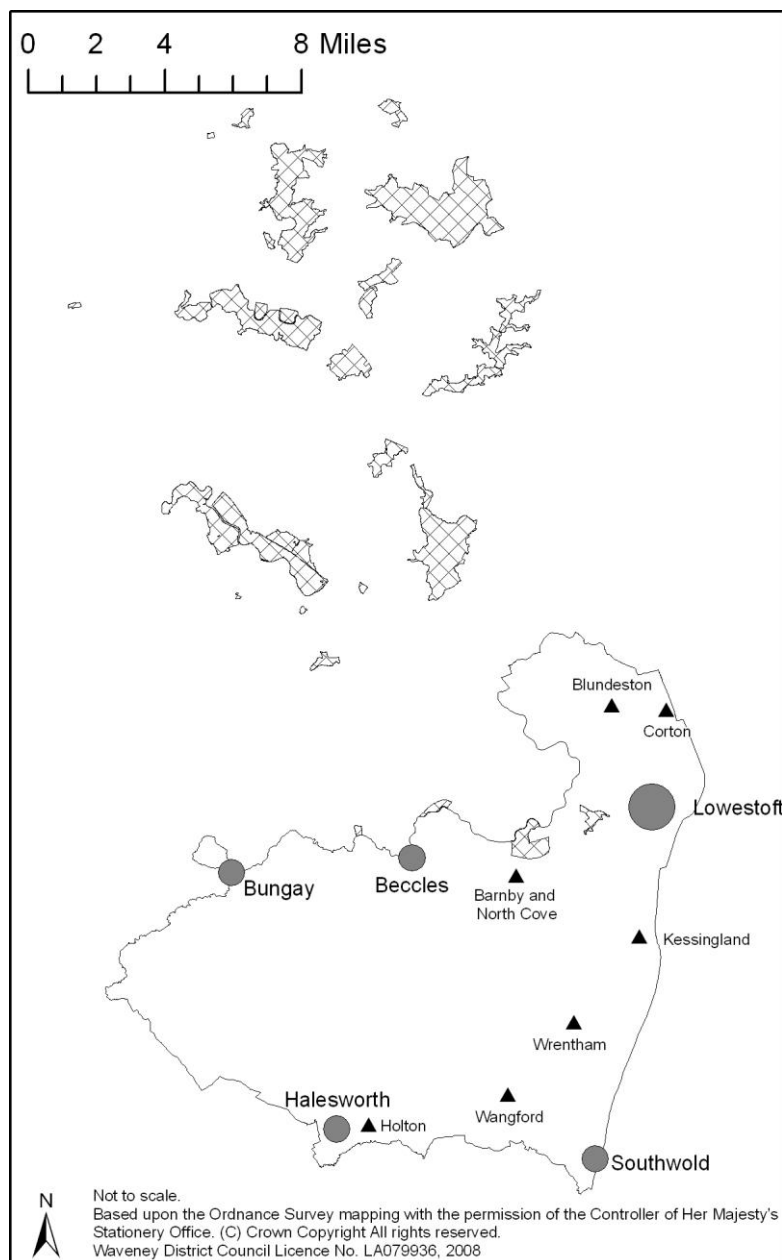
### ***Vulnerability of site***

As above. The [Benacre to Easton Bavents Site Improvement Plan](#) (2015) sets out key issues and measures to be taken to mitigate these.

### ***Conservation Objectives***

- Subject to natural change, to maintain, in favourable condition, the lagoons.
- To maintain, in favourable condition, the habitats for the populations of Annex 1 species (bittern, little tern and marsh harrier) of European importance, with particular reference to:
  - shingle;
  - shallow coastal waters;
  - standing water;
  - swamp; and
  - marginal and inundation communities.

## 2.3. The Broads SAC



### Qualifying features (habitats/species)

- Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp.
- Natural eutrophic lakes with Magnopotamion or Hydrochariton-type vegetation
- Transition mires and quaking bogs
- Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* (rare)
- Alkaline fens
- Alluvial forests with Alder, *Alnus glutinosa* and Ash, *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*)

- Desmoulin's whorl snail, *Vertigo moulinsiana*
  - one of the best places in the UK for all of the above
- Fen orchid, *Liparis loeselii*
  - one of only 3 outstanding localities in the UK.

#### **Priority features**

- Alluvial forests with Alder, *Alnus glutinosa* and Ash, *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*)
- Calcareous fens with *Cladium mariscus* and species of the *Carex davallianae* (rare)

#### **Key environmental features that support site integrity**

A mosaic of important and rare habitats, including open water, reedbeds, fens, grazing marshes and carr woodlands. These support a wide range of rare and local species of flora and fauna. The Desmoulin's whorl snail is associated with flowing and standing water and ditch systems, while the fen orchid is found on calcareous and alkaline fens.

#### **Vulnerability of site**

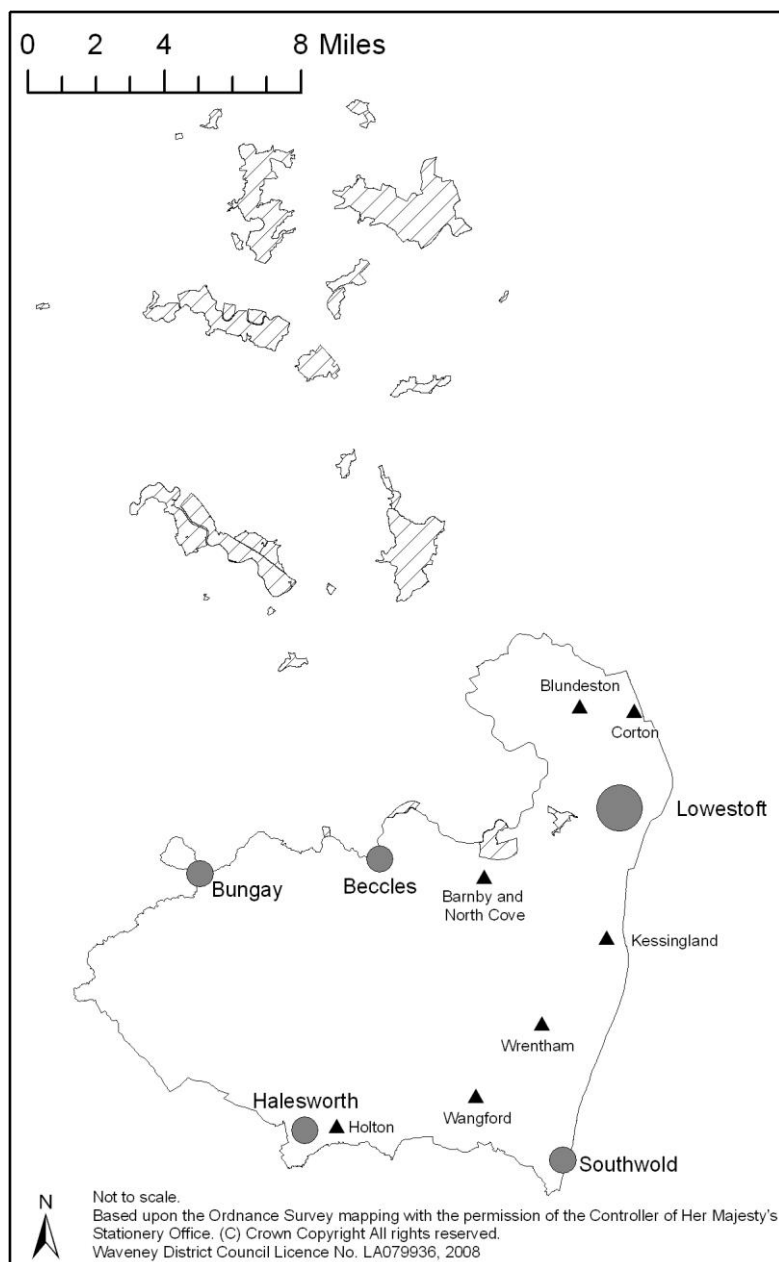
The adverse effects of management neglect and natural succession during the 20th century are slowly being reversed through conservation and other management works undertaken by a number of bodies. Sea-level rise and reduced summer flows in the northern rivers (e.g. Bure) brought about by abstraction are resulting in increasing saline intrusion into the site and generally drier summer conditions. The site also suffers from eutrophication, primarily from sewage outfalls and to a lesser degree, agriculture. Some of the sewage works in the northern rivers are now phosphorus stripping and there is a programme of mud-pumping to remove enriched material from lakes, followed by biomanipulation. Pressure from tourism and recreation is being considered by the Broads Authority. Water Level Management Plans and the Environmental Stewardship Scheme are starting to raise water levels, revert arable areas back to grass and encourage sensitive management particularly of the ditches, to address problems brought about by drainage in the past. Appropriate standards of flood defence are necessary for the wetland and a strategy for management is set out in the Broads Plan. The [Broadland Site Improvement Plan](#) (2014) sets out key issues and measures to be taken to mitigate these.

#### **Conservation Objectives**

- To maintain, in favourable condition, the:
  - natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation;
  - alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior*;
  - calcareous fens with *Cladium mariscus* and species of the *Carex davallianae* (Davall's sedge);
  - Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*);
  - hard oligo-mesotrophic waters with benthic vegetation of *Chara spp.*;
  - transition mires and quaking bogs; and

- alkaline fens.
- To maintain, in favourable condition, the habitats for the population of:
  - Desmoulin's whorl snail;
  - otter; and
  - *Liparis loeselii* (Fen orchid).

## 2.4. Broadland SPA



### ***Qualifying features (habitats/species)***

- During the breeding season:
  - Bittern, *Botaurus stellaris* (at least 10% of GB breeding population)
  - Marsh harrier, *Circus aeruginosus* (10.2% of GB breeding population)
- Over winter:
  - Hen harrier, *Circus cyaneus* (2.9% of GB population)
  - Tundra (or Bewick's) swan, *Cygnus columbianus bewickii* (at least 8.2% of GB population)
  - Whooper swan, *Cygnus cygnus* (1.8% of GB population)
  - Gadwall, *Anas strepera* (0.8% of population)

### ***Key environmental features that support site integrity***

A mosaic of important and rare habitats, including open water, reedbeds, fens, grazing marshes and carr woodlands. These support a wide range of rare and local species of flora and fauna, and support breeding and over-wintering populations of a number of protected bird species.

### ***Vulnerability of site***

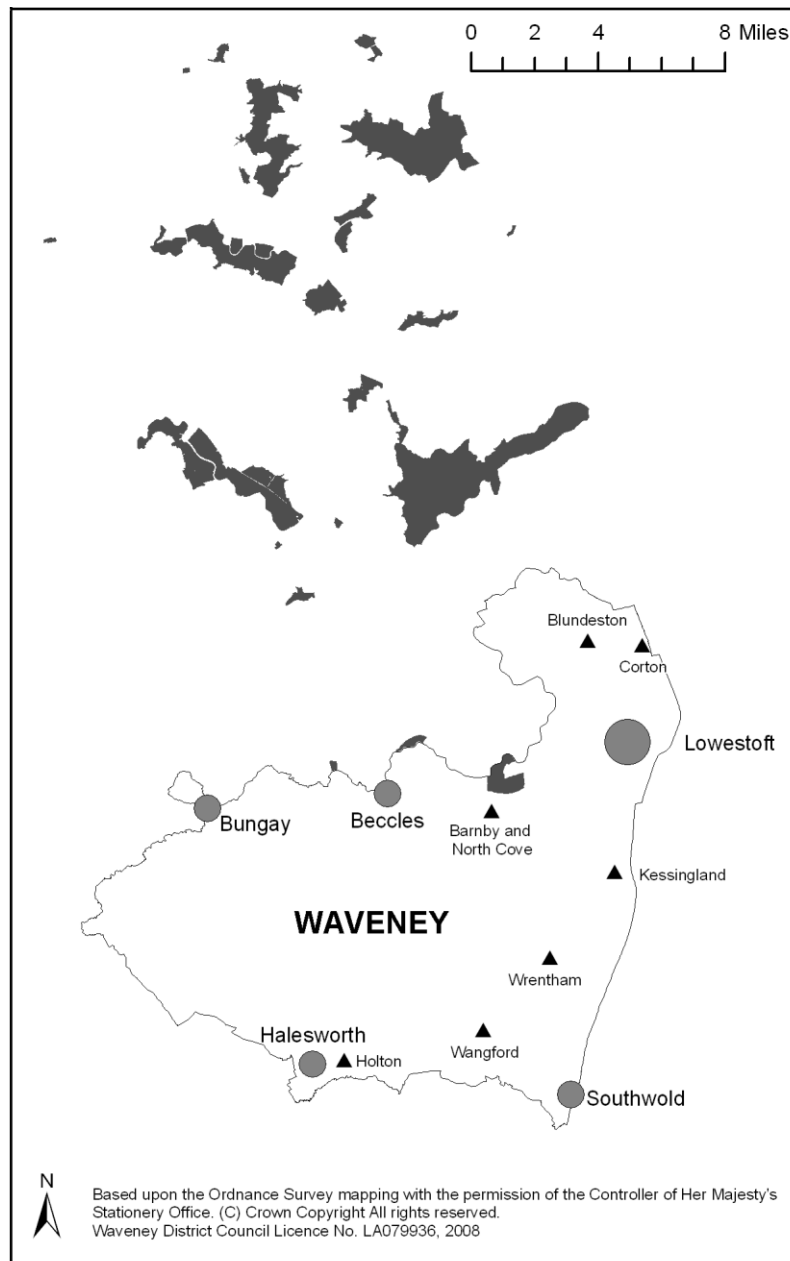
As above. The [Broadland Site Improvement Plan](#) (2014) sets out key issues and measures to be taken to mitigate these.

### ***Conservation Objectives***

- To maintain, in favourable condition, the habitats for the populations of Annex 1 bird species (bittern, marsh harrier, hen harrier, Bewick's swan, whooper swan, ruff, avocet, golden plover and common tern) of European importance with particular reference to:
  - open water;
  - swamp;
  - fen and fen meadow;
  - reedbed;
  - lowland wet grassland with ditches and water bodies;
  - fen meadow with ditches and water bodies; and
  - saltmarsh.
- To maintain, in favourable condition, the habitats for the populations of migratory bird species (pink-footed goose, shoveler and gadwall) of European importance with particular reference to:
  - open water;
  - swamp;
  - fen;
  - fen meadow with ditches and water bodies; and
  - lowland wet grassland with ditches and water bodies.

- To maintain, in favourable condition, the habitats of the populations of waterfowl that contribute to the wintering waterfowl assemblage of the European importance with particular reference to:
  - open water;
  - swamp;
  - fen;
  - fen meadow with ditches and water bodies;
  - lowland wet grassland with ditches and water bodies;
  - wet woodland; and
  - water bodies.

## 2.5. Broadland Ramsar



### Qualifying features (habitats/species)

- Ramsar criterion 2 - site supports a number of rare habitats and species including:
  - Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* (Calcium rich fen dominated by great fen sedge)
  - Alkaline fens (Calcium-rich springwater-fed fens)
  - Alluvial forests with Alder, *Alnus glutinosa* and Ash, *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) (Alder woodland on floodplains)
  - Desmoulin's whorl snail, *Vertigo moulinsiana*

- Fen orchid, *Liparis loeselii*
  - Otter, *Lutra lutra*
  - Outstanding assemblages of rare plants and invertebrates
- Ramsar criterion 6 - species/ populations occurring at international levels of importance: Tundra (or Bewick's) swan, *Cygnus columbianus bewickii*
- Eurasian widgeon, *Anas penelope*
  - Gadwall, *Anas strepera strepera*
  - Northern Shoveler, *Anas clypeata*
  - Pink-footed goose, *Anser brachyrhynchus*
  - Greylag goose, *Anser anser anser*

***Key environmental features that support site integrity***

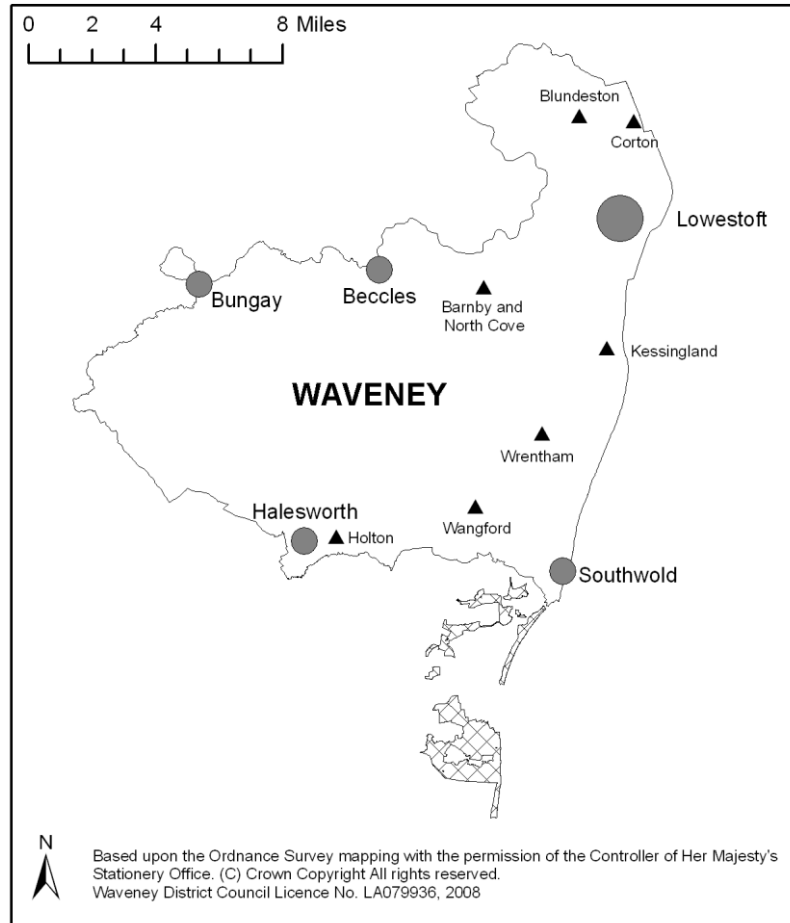
A mosaic of important and rare habitats, including open water, reedbeds, fens, grazing marshes and carr woodlands. These support a wide range of rare habitats and species, including internationally important breeding and over-wintering populations of a number of bird species.

***Vulnerability of site***

As above. The site is not subject to adverse ecological change.



## 2.6. Minsmere to Walberswick Heaths and Marshes SAC



### *Qualifying features (habitats/species)*

- Annual vegetation of drift lines (rare)
  - one of only 4 outstanding localities in the UK.
- European dry heaths
  - one of the best places in the UK

### *Priority features*

- Coastal lagoons

### *Key environmental features that support site integrity*

Deposits of shingle lying at or above mean high-water spring tides, with ephemeral vegetation cover consisting of annual or short-lived perennial species. Open, dry heathland occurs on freely-draining,

acidic to circumneutral soils with generally low nutrient content. Ericaceous dwarf-shrubs dominate the vegetation.

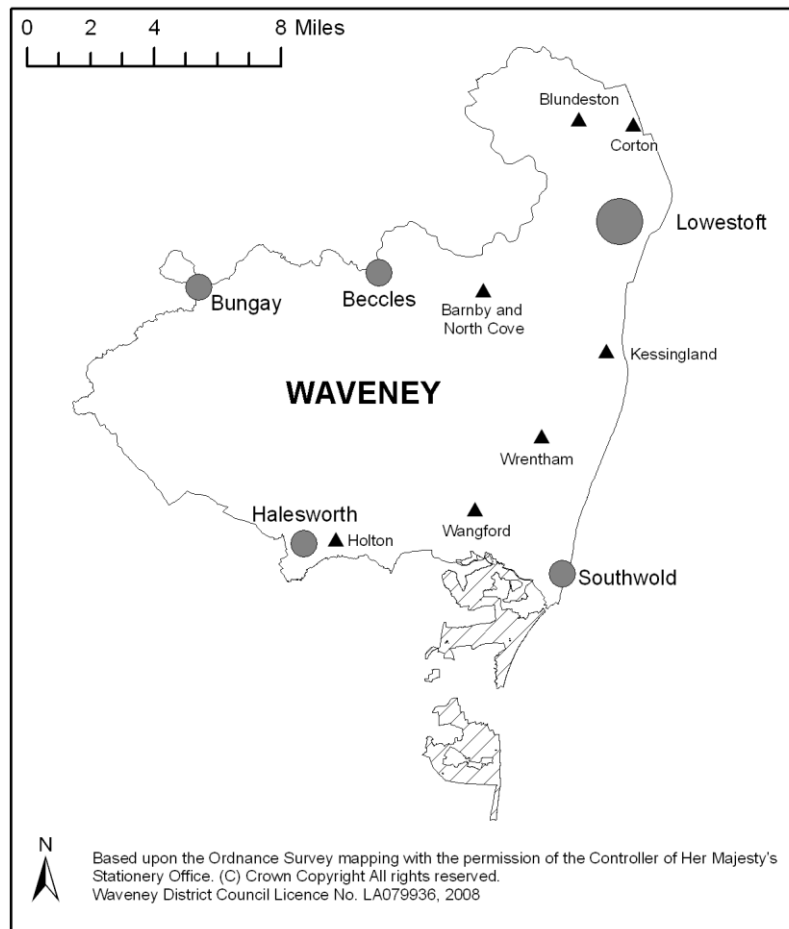
#### *Vulnerability of site*

Dry heaths were formed through, and are dependent upon, active management. Without grazing or cutting of heather, scrub and tree invasion onto the heaths is rapid and can be extensive. Bracken can also dominate large areas if suitable management has not been undertaken over the past decade. The heathland at Minsmere forms part of a RSPB reserve. The [Minsmere to Walberswick Heaths and Marshes Site Improvement Plan](#) (2014) includes actions to ensure that open heathland is maintained and areas of scrub and bracken are cleared from former heath. Part is managed as Westleton Heath Nature Reserve. Annual vegetation of drift lines is maintained through the action of natural coastal processes upon the shoreline. The requirement for management is limited and is restricted to ensuring that significant human disturbance of the vegetated shore zone does not occur. This is addressed through the RSPB visitor management plan. The strategy set out in the Shoreline Management Plan is to allow 'managed retreat' and the marshes will become tidal over time.

#### *Conservation Objectives*

- To maintain, in favourable condition, the:
  - annual vegetation of drift lines;
  - perennial vegetation of stony banks; and
  - European dry heaths.

## 2.7. Minsmere to Walberswick SPA



### Qualifying features (habitats/species)

- During the breeding season:
  - Bittern, *Botaurus stellaris* (35% of GB breeding population)
  - European nightjar, *Caprimulgus europaeus* (0.7% of GB breeding population)
  - Marsh harrier, *Circus aeruginosus* (10.2% of GB breeding population)
  - Pied avocet, *Recurvirostra avosetta* (10.4% of GB breeding population)
  - Little tern, *Sterna albifrons* (1.2% of GB breeding population)
  - Northern shoveler, *Anas clypeata* (2.3% of GB population)
  - Common Teal, *Anas crecca* (4.9% of GB population)
  - Gadwall, *Anas strepera* (3.1% of GB population)
  
- Over winter:
  - Hen harrier, *Circus cyaneus* (2% of GB population)
  - Northern shoveler, *Anas clypeata* (1% of GB population)

- Gadwall, *Anas strepera* (1.1% of population)
- White-fronted goose, *Anser albifrons albifrons* (1.1% of GB population)

#### ***Key environmental features that support site integrity***

A complex mosaic of habitats including marsh with dykes, reedbeds, mudflats, lagoons, shingle, woodland and lowland heath. These support breeding and over-wintering populations of a number of protected bird species.

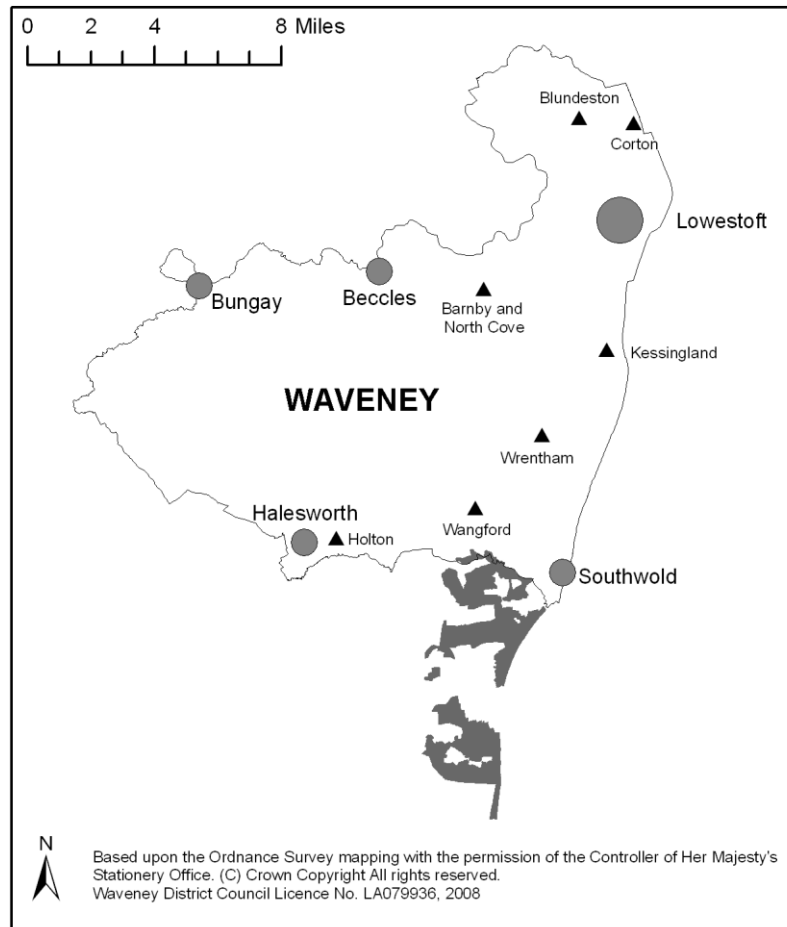
#### ***Vulnerability of site***

As above. The coastline will be pushed back by natural processes, and this is being addressed in Shoreline Management Plans. Alternative sites for reedbed creation are being sought to help offset possible future natural losses. The [Minsmere to Walberswick Heaths and Marshes Site Improvement Plan](#) (2014) sets out key issues and measures to be taken to mitigate these.

#### ***Conservation Objectives***

- To maintain, in favourable condition, the habitats for the populations of Annex 1 species (bittern, nightjar and marsh harrier, avocet, little tern, shoveler, teal, and gadwall) and hen harrier.

## 2.8. Minsmere to Walberswick Ramsar



### Qualifying features (habitats/species)

- Ramsar criterion 1 - site contains a mosaic of marine, freshwater, marshland and associated habitats, complete with transitional areas in between. Contains the largest continuous stand of reedbeds in England and Wales, and rare transition in grazing marsh ditch plants from brackish to fresh water.
- Ramsar criterion 2 - site supports a number of rare habitats and species including:
  - Nationally scarce plants and invertebrates.
  - A population of the mollusc *Vertigo angustior* (Narrow-mouthed whorl snail) on the Blyth estuary river walls.
  - An important assemblage of rare breeding birds associated with marshland and reedbeds, including:
    - Bittern, *Botaurus stellaris*
    - Gadwall, *Anas strepera* Common Teal, *Anas crecca*
    - Northern shoveler, *Anas clypeata*

- Marsh harrier, *Circus aeruginosus*
- Pied avocet, *Recurvirostra avosetta*
- Bearded tit, *Panurus biarmicus*

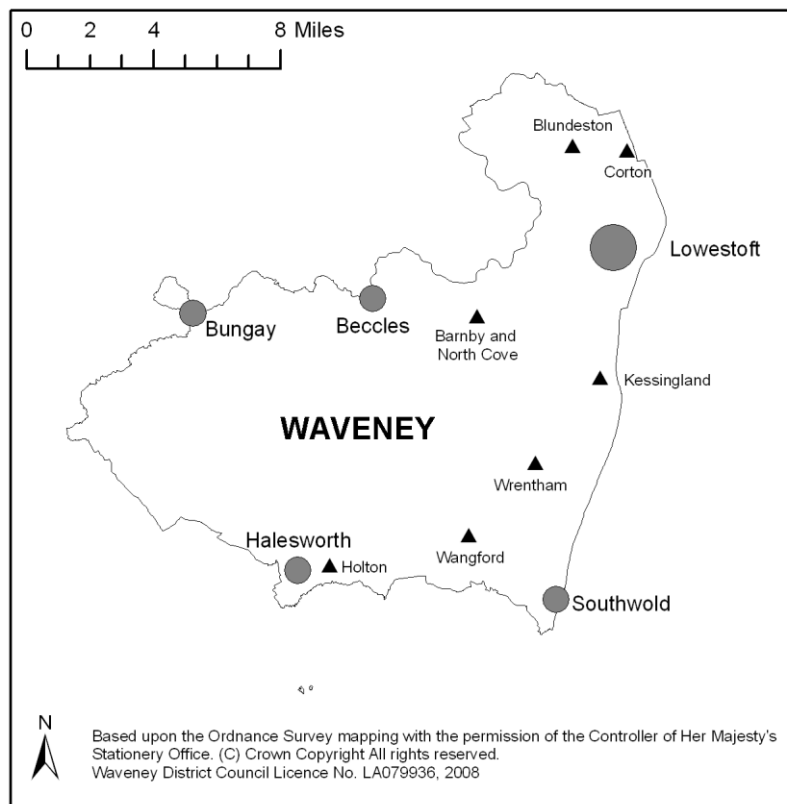
#### ***Key environmental features that support site integrity***

A complex mosaic of habitats including marsh with dykes, extensive reedbeds, mudflats, lagoons, shingle, woodland and lowland heath. These support breeding and over-wintering populations of a number of rare and protected bird species.

#### ***Vulnerability of site***

As above. Factors affecting the site's ecological character include erosion and coastal squeeze within the Blyth Estuary and recreational/tourism disturbance, including trampling damage to vegetated shingle and driftline communities, and disturbance of little tern nesting habitat. To mitigate erosion issues, Natural England provides advice in relation to flood and coastal protection management, which will inform the implementation of Estuary Strategies and Shoreline Management Plans. To address recreational/tourism disturbance, Natural England will work with owners/occupiers and regulatory authorities to develop a strategy to manage visitor pressure on Suffolk vegetated shingle. These measures are likely to include temporary fencing and provision of boardwalks as well as measures to increase visitor awareness of the sensitivity of the shingle habitat (e.g. interpretation, wardening).

## 2.9. Dew's Ponds SAC



### *Qualifying features (habitats/species)*

- Great crested newt, *Triturus cristatus*
  - one of the best areas in the UK.

### *Key environmental features that support site integrity*

12 farm ponds, containing exceptionally high numbers of great crested newts on a regular basis.

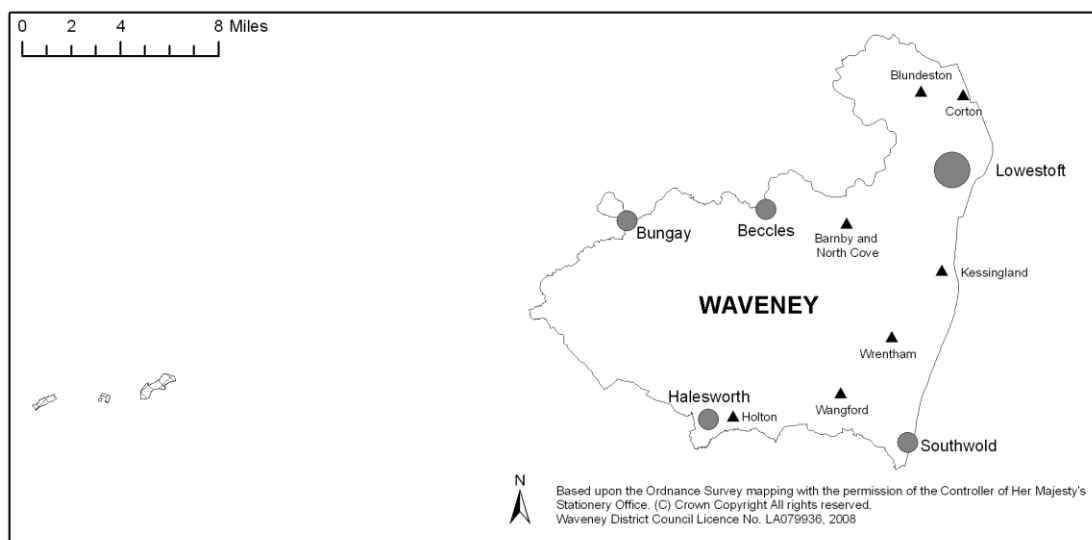
### *Vulnerability of site*

The ponds and grasslands are in private ownership. The site is not vulnerable to water abstraction, flooding, diffuse agricultural pollution etc. and is in conservation management. The [Dew's Ponds Site Improvement Plan](#) (2014) sets out key issues and measures to be taken to mitigate these.

### *Conservation Objectives*

- To maintain, in favourable condition, the habitats for the population of great crested newt.

## 2.10. Waveney and Little Ouse Valley Fens SAC



### Qualifying features (habitats/species)

- Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinia caerulea*)
- Calcareous fens with *Cladium mariscus* and the species of the *Caricion davallianae* (less than 1000ha in the UK)
- Demoulin's whorl snail, *Vertigo moulinsiana*
  - one of the best places in the UK for all of the above.

### Key environmental features that support site integrity

This site represents *Molinia caerulea* – *Cirsium dissectum* fen-meadow associated with spring-fed valley fen systems in East Anglia, where *Molinia* grassland is very rare. The *Molinia* meadows are found here in conjunction with *Schoenus nigricans* – *Juncus subnodulosus* mire and calcareous fens with *Cladium mariscus*. Where the fen-meadow is grazed it is more species-rich, with frequent southern marsh-orchid *Dactylorhiza praetermissa*. This site occurs in the East Anglian centre of distribution of calcareous fens and contains very extensive *Cladium* beds, including managed examples, as well as stands in contact zones between small sedge mire and species-poor *Cladium*. The habitat type here occurs in a different hydrological situation to the Broads – spring-fed valley fen rather than flood-plain mire. This site is one of several representing Desmoulin's whorl snail *Vertigo moulinsiana* in East Anglia. At Weston Fen populations of this snail occur in a valley fen.

### Vulnerability of site

Traditionally, peat was cut for fuel, sedge and reed were harvested for thatching, and the fen meadows were mown for hay. This management declined between 1940 and 1960. Water abstraction, over-deepening of local rivers and land drainage have reduced the groundwater inputs while increasing outflows from the fens. Consequently some areas of peat have undergone periods

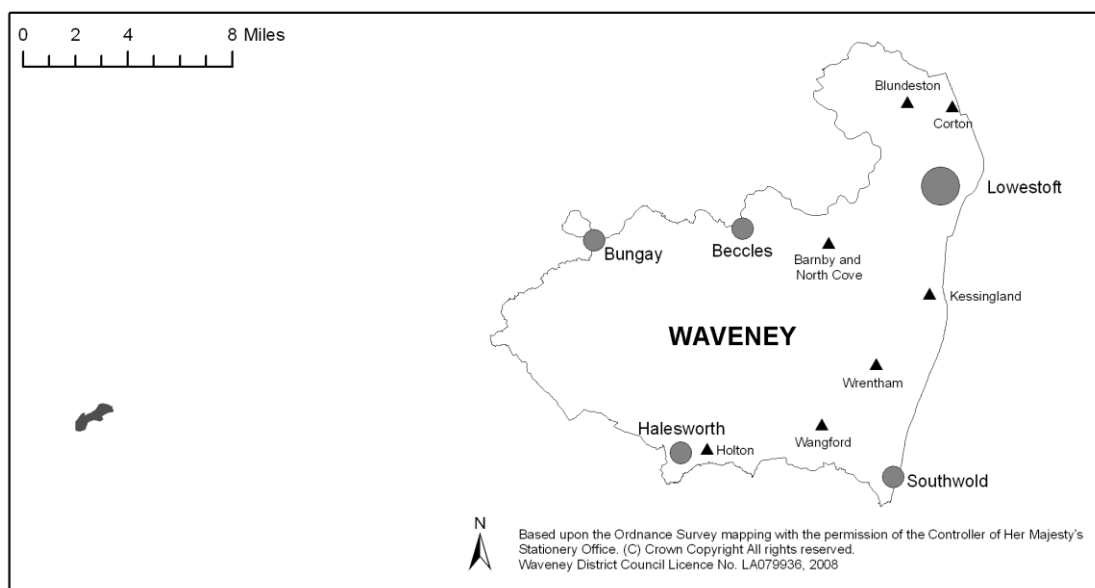


of drying and rotting which has released nutrients into the system and allowed scrub to progressively invade the fens. Funding has been used to encourage the reintroduction of grazing, relocate one borehole, address the over-deepening of one river, and clear rotted peat and scrub. Water Resource Management Plans are intended to contribute towards the improvement of these types of habitats. The [Waveney and Little Ouse Valley Fens Site Improvement Plan](#) (2015) sets out key issues and measures to be taken to mitigate these.

#### Conservation Objectives

- To maintain, in favourable condition, the:
  - Calcareous fens with *Cladium mariscus* and the species of the *Caricion davallianae*;
  - Molinia meadows on chalk, peat, clay or silt silt-laden soils (*Molinia caerulea*);

## 2.11. Redgrave and South Lopham Valley Fens Ramsar



#### Qualifying features (habitats/species)

- Ramsar criterion 1 - The site is an extensive example of spring-fed lowland base-rich valley, remarkable for its lack of fragmentation.
- Ramsar criterion 2 - The site supports many rare and scarce invertebrates, including a population of the fen raft spider *Dolomedes plantarius*.
- Ramsar criterion 3 - The site supports many rare and scarce invertebrates, including a population of the fen raft spider *Dolomedes plantarius*. The diversity of the site is due to the lateral and longitudinal zonation of the vegetation types characteristic of valley mires.

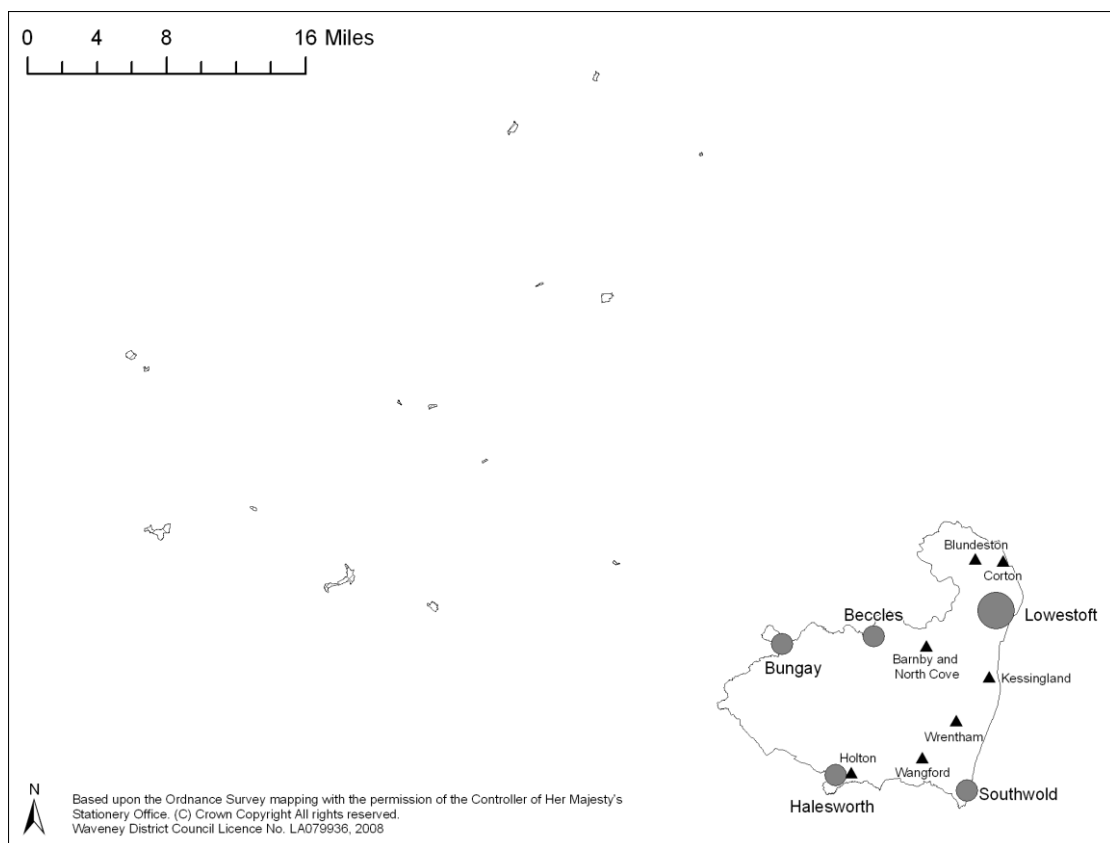
***Key environmental features that support site integrity***

Redgrave and Lopham Fen is an extensive area of spring-fed valley fen in the headwaters of the River Waveney. It is the largest fen in lowland England. The site is remarkable for its lack of fragmentation. The diversity of the site is due to the lateral and longitudinal zonation of the vegetation types characteristic of valley mires, such as dry birch woodland, scrub and carr, floristically-rich fen grassland, mixed fen, wet heath and areas of reed and saw sedge. The site supports many rare and scarce invertebrates, including a population of the fen raft spider *Dolomedes plantarius*.

***Vulnerability of site***

The site has been affected by dredging, eutrophication, and pollution from agricultural pesticides and fertilisers. It is hoped that catchment nutrient-loading will be investigated to address eutrophication and fertiliser pollution. However, the site is not reportedly subject to adverse ecological change.

## 2.12. Norfolk Valley Fens SAC

***Qualifying features (habitats/species)***

- Alkaline Fens
- Narrow-mouthed whorl snail, *Vertigo angustior*
- Demoulin's whorl snail, *Vertigo moulinsiana*

- one of the best places in the UK for all of the above.

### ***Key environmental features that support site integrity***

A variety of valley-head spring-fed fens – very rare in the lowlands. Very ancient wetlands around pingos support a rich assemblage of rare species including Demoulin’s whorl snail. A strong population of Narrow-mouthed whorl snail at Flordon Common occurs with yellow iris, which is maintained by light grazing.

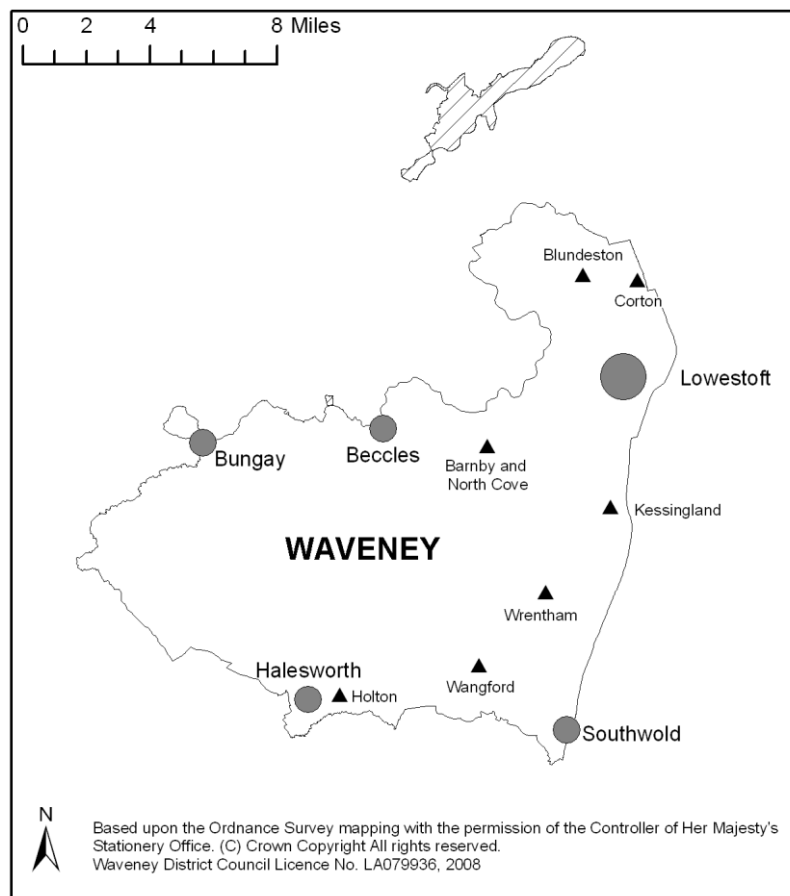
### ***Vulnerability of site***

These alkaline fens are generally small in area and surrounded by intensively-farmed land. They are very vulnerable to reductions on the water table and a decrease in the volume of spring flows arising from groundwater abstraction. In recent decades scrub and woodland has spread due to the cessation of traditional cutting and grazing management and the drying-out of the fens. These sites are now largely isolated from the rural/agricultural economy of which they were once a part, and in many instances this traditional management has become uneconomic. Management agreements and payments including through the Environmental Stewardship Scheme help towards the reintroduction or promotion of the continued use of traditional management. Improved understanding of the water needs of these wetlands is required and is the subject of work by the Environment Agency and Natural England. Any effects of groundwater abstraction which are identified will be addressed through appropriate licensing regimes, and the Environment Agency Review of Consents and Asset Management Plans. The [Norfolk Valley Fens Site Improvement Plan](#) (2014) sets out key issues and measures to be taken to mitigate these.

### ***Conservation Objectives***

- To maintain, in favourable condition, the:
  - alkaline fens;
  - Molinia meadows on chalk, peat, clay or silt silt-laden soils
  - (*Molinia caerulea*);
  - European dry heaths;
  - Northern Atlantic wet heaths with *Erica tetralix*;
  - calcareous fens with *Cladium mariscus* and species of the Caricion
  - davallianae;
  - alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion alvae*); and semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*).
- To maintain, in favourable condition, the habitats for the population of:
  - Desmoulin’s whorl snail; and
  - narrow-mouthed whorl snail.

## 2.13. Breydon Water SPA



### *Qualifying features (habitats/species)*

- During the breeding season:
  - Common Tern, *Sterna hirundo* (1.3% of GB breeding population)
- Over winter:
  - Tundra (or Bewick's) swan, *Cygnus columbianus bewickii* (5.6% of population in GB)
  - Eurasian Golden Plover, *Pluvialis apricaria* (2% of GB population)
  - Pied Avocet, *Recurvirostra avosetta* (3.3% of population in GB)
- On passage:
  - Ruff, *Philomachus pugnax* (7.7% of population in GB)

***Key environmental features that support site integrity***

An inland tidal estuary with extensive areas of mudflats exposed at high tide – the only tidal flats on the east coast of Norfolk. Extensive areas of floodplain grassland adjacent to the tidal areas. Smaller areas of saltmarsh. These habitats support internationally important assemblages of over-wintering wildfowl.

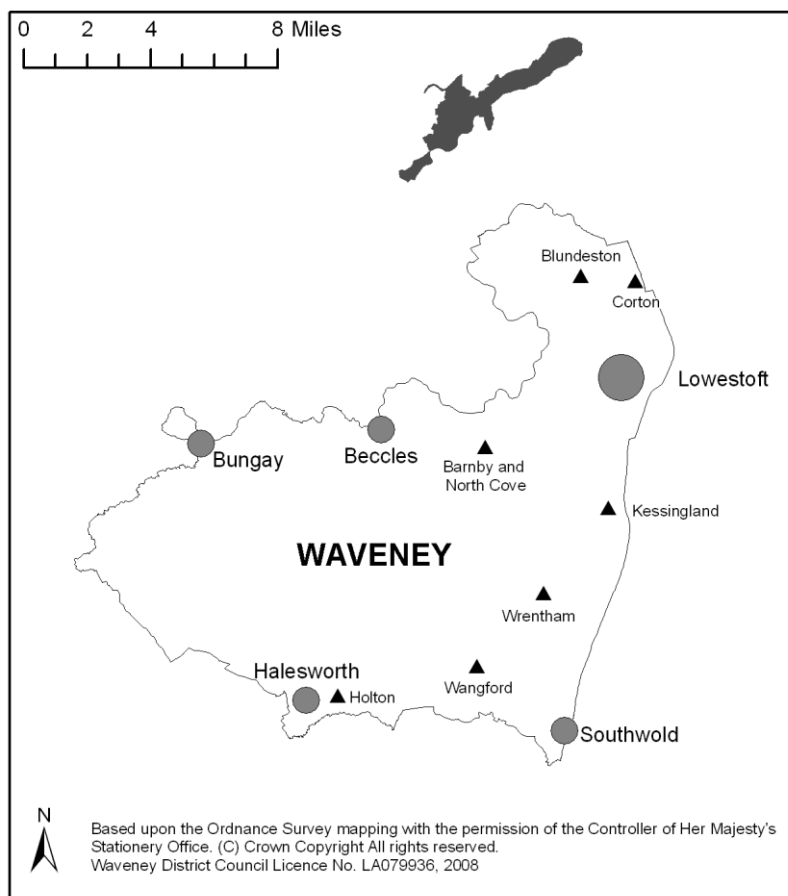
***Vulnerability of site***

The Breydon Water estuary is a robust ecosystem, the most sensitive feature being the high tide roost at its northern end. However efficient drainage, recent droughts and poor water management systems have adversely affected the wet grassland part of the site (Halvergate Marshes). The [Breydon Water Site Improvement Plan](#) (2015) is in place to overcome the water resource problems. The Environmental Stewardship Scheme is in place to help raise water levels and encouraged sensitive management, particularly of the ditches. Appropriate standards of flood defence are required for the wet grassland part of the site and works have been undertaken via the Breydon Water and its hinterland lie within the Broads, one of the family of National Parks. As such, it is largely free from development pressures. Future pressure for development may arise around the site, associated with Great Yarmouth, but regulation of such plans is covered by the Habitats and Species Regulations 2010 (as amended).

***Conservation Objectives***

- To maintain, in favourable condition, the habitats for the populations of *Annex 1* bird species (Bewick's swan, Avocet, Golden plover, Common tern and ruff) of European importance with particular reference to:
  - intertidal mudflats and estuary;
  - salt marsh; and
  - lowland wet grassland with ditches and water bodies.
  
- To maintain, in favourable condition, the habitats for the populations of migratory bird species (Lapwing) of European importance with particular reference to:
  - intertidal mudflats and estuary;
  - salt marsh; and
  - lowland wet grassland with ditches and water bodies.
  
- To maintain, in favourable condition, the habitats of the populations of waterfowl that contribute to the wintering waterfowl assemblage of European importance, with particular reference to:
  - intertidal mudflats and estuary;
  - salt marsh; and
  - lowland wet grassland with ditches and water bodies.

## 2.14. Breydon Water Ramsar



### *Qualifying features (habitats/species)*

- Ramsar criterion 5 - Assemblages of international importance: species with peak counts in winter, 68,175 waterfowl.
- Ramsar criterion 6 - Species/ populations occurring at levels of international importance:
  - Tundra (or Bewick's) swan, *Cygnus columbianus bewickii*
  - Northern Lapwing, *Vanellus vanellus*
  - (5 additional species identified for possible future consideration under criteri

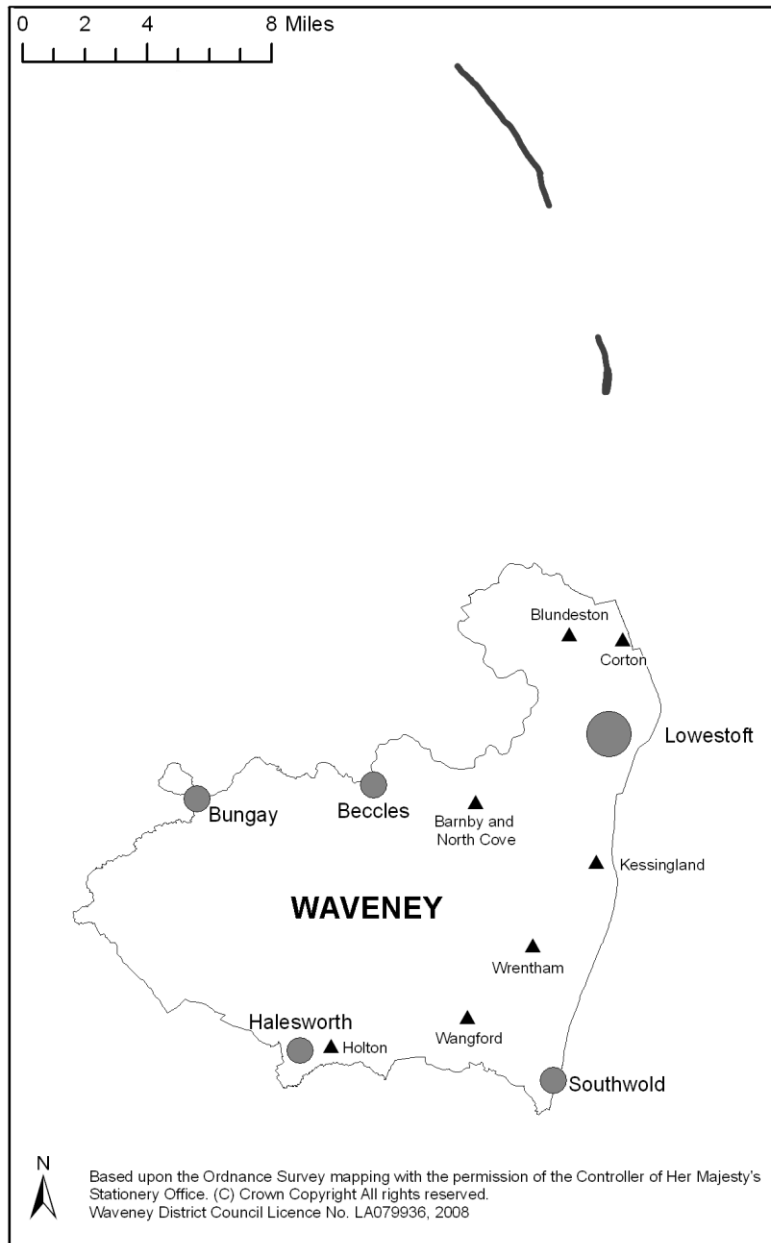
### *Key environmental features that support site integrity*

An inland tidal estuary with extensive areas of mudflats exposed at high tide – the only tidal flats on the east coast of Norfolk. Extensive areas of floodplain grassland adjacent to the tidal areas. Smaller areas of saltmarsh. These habitats support internationally important assemblages of over-wintering wildfowl.

### *Vulnerability of site*

As above. The site is not subject to adverse ecological change.

## 2.15 Great Yarmouth North Denes



### *Qualifying features (habitats/species)*

- Ramsar criterion 5 – Atlantic decalcified fixed dunes (*Calluno-Ulicetea*), Humid dune slacks, Embryonic shifting dunes, Shifting dunes along shoreline with *Ammophila arenaria*.
- Ramsar criterion 6 - Species/ populations occurring at levels of international importance:
  - Little tern, *Sterna albifrons*

*Key environmental features that support site integrity*

Open coastal area consisting of sand and intertidal sediments including sandflats and mudflats that support breeding Little Terns.

*Vulnerability of site*

Declines of management, water abstraction, land drainage, scrub encroachment. The [Great Yarmouth Winterton Horsey Site Improvement Plan](#) (2014) sets out key issues and measures to be taken to mitigate these.

## 2.16 Outer Thames Estuary SPA





### *Qualifying features (habitats/species)*

- Over wintering:
  - Red-throated diver *Gavia stellata* (maximum count 6,486 individuals)

### *Key environmental features that support site integrity*

The SPA is comprised of shallow coastal waters and areas in the vicinity of sub-tidal sandbanks that support red-throated diver prey, which includes small fish such as gadoids, sprat, herring and sand eel.

### *Vulnerability of site*

The coastal waters and the habitats that support red-throated diver may be affected by the following activities:

- Physical loss of or damage to supporting habitat or habitat feature, including dredging or smothering with spoil, siltation or abrasion.
- Visual or noise disturbance
- Toxic contamination with pesticides, TBT, PCBs, heavy metals, hydrocarbons or radionuclides
- Non-toxic contamination with nutrients, warmer water, sediments or changes in salinity.
- Introduction of pathogens or non-native species
- Accidental turbine strike, entanglement or bycatch
- Extraction and removal of prey species (by commercial and recreational fishing)

The [Outer Thames Estuary Site Improvement Plan](#) (2015) sets out key issues and measures to be taken to mitigate these.

### *Conservation Objective*

Subject to natural change, to maintain in favourable condition, the internationally important populations of the regularly occurring Birds Directive Annex I species:

- Red-throated diver *Gavia stellata* and its supporting habitats and prey species.

### 3. Other key plans and strategies

When considering future development in Waveney, a range of other plans and strategies has been taken into account during the preparation of the Local Plan. A selection of the key documents is shown in Figure 3.1.

*Figure 3.1. Key plans and strategies influencing the Waveney Local Plan*

National Guidance	<ul style="list-style-type: none"> <li>National Planning Policy Framework and Guidance</li> </ul>
Town and Parish Councils	<ul style="list-style-type: none"> <li>Neighbourhood Plans</li> <li>Town and Parish Plans</li> </ul>
New Anglia Local Enterprise Partnership	<ul style="list-style-type: none"> <li>Strategic Economic Plan</li> <li>East Anglia Rail Prospectus</li> </ul>
Suffolk Plans and Strategies	<ul style="list-style-type: none"> <li>Suffolk Growth Strategy</li> <li>Suffolk Local Transport Plan</li> <li>Suffolk Planning and Infrastructure Framework</li> <li>Suffolk Waste and Minerals Local Plan</li> </ul>
Plans of Neighbouring Authorities	<ul style="list-style-type: none"> <li>Broads Authority</li> <li>Great Yarmouth Borough Council</li> <li>Mid Suffolk District Council</li> <li>South Norfolk District Council</li> <li>Suffolk Coastal District Council</li> </ul>
Other Local Strategies and Plans	<ul style="list-style-type: none"> <li>A Joint Health and Well-Being Strategy for Suffolk</li> <li>Coastal Community Team Plans</li> <li>East Suffolk Business Plan</li> <li>East Suffolk Growth Plan</li> <li>East Suffolk Tourism Strategy</li> <li>East Suffolk Partnership Plan</li> <li>Housing Strategy for East Suffolk</li> <li>Lowestoft Transport and Infrastructure Prospectus</li> <li>Norfolk and Waveney Sustainability and Transformation Plan</li> <li>Shoreline Management Plans</li> <li>Suffolk Biodiversity Action Plan</li> <li>Suffolk Climate Change Plan</li> <li>Suffolk Coastal and Waveney Community Safety Partnerships</li> </ul>

	<p>Plan</p> <ul style="list-style-type: none"><li>■ Suffolk Coasts and Heaths AONB Management Strategy</li><li>■ Waveney Green Infrastructure Strategy</li></ul>
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## 4. First Draft Local Plan

The Local Plan document identifies land for specific purposes such as housing, employment, shopping and community facilities referred to as Strategic Site Allocations. The document also sets out Strategic Planning Policies to guide development in the District to 2036.

### 4.1 Overall Spatial Strategy

*Table 4.1. Potential significant impact of the Overall Spatial Strategy*

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
WLP1.1	Scale and Location of Growth	This policy sets out the overall growth strategy for the District during the plan period. It includes the scale of housing and employment land and the general distribution of this development. The approach is to locate the majority of development in Lowestoft and the market towns where there is best access to services and facilities. This will help reduce the need to travel by vehicle and minimise pollution. Within these areas are large green spaces that can contribute towards the mitigation of impacts associated with	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>increased visitation as these resources will be more easily accessible and convenient.</p> <p>Concentrating development in the larger settlements will enable a mix of site sizes to come forward. Larger sites will provide opportunities to deliver quality green space and improve connectivity in the green infrastructure network to benefit residents and wildlife and reduce pressure on sensitive sites.</p> <p>A Water Cycle Strategy (2017) indicated existing infrastructure could support the distribution of new development as set out on the overall spatial strategy subject to some improvements required in the Beccles area. No development is allocated in rural villages where issues related to the waste water network were identified.</p> <p>The strategic transport network will not be adversely affected significantly by the increased traffic as shown in the Waveney Forecast Highway Modelling Report (2017). Additional traffic will be distributed along the strategic road network taking it in close proximity to European sites located near Minsmere and in the</p>				

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>Waveney Valley such as The Broads SAC and Broadland SPA and Ramsar. New development will need to comply with Government guidance therefore potential impact on protected designations therefore it is considered that any adverse impact will not be significant.</p> <p>The scale of development proposed in the plan will result in an increase of people visiting European sites, particularly those which are promoted for tourism and education such as Minsmere to Walberswick SPA and those adjacent to South Lowestoft. The spatial strategy will enable sites of a large enough scale to include significant open space as part of any scheme to help mitigate this impact. The Suffolk Coastal Local Plan Appropriate Assessment identified the need establish a visitor strategy to mitigate the impact of visitors in the north part of the District. In the context of the Waveney Local Plan people most likely to visit the Minsmere area are likely to be from the Halesworth area. This market town is a significant distance by car and the existing green infrastructure in the town is of a good standard and should mitigate any significant impact. A good infrastructure network in North and South Lowestoft</p>				

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>will contribute towards mitigation of site visitation in those respective areas so no significant adverse impact will be associated with the proposed new development.</p> <p>The Great Yarmouth Local Plan Appropriate Assessment found development to be located far enough away from Waveney that there would be no significant adverse impact on sites in the Waveney Valley. Based on this distance measure the impact on European sites located north of Waveney such as Breydon Water is considered not to be significant. The Great Yarmouth Appropriate Assessment did identify the potential for significant adverse impacts associated with visitation at Breydon Water SPA and Ramsar and at the Great Yarmouth North Denes SPA. These sites are located adjacent the town of Great Yarmouth where visitors are likely to originate. Residents in Lowestoft have access to locations with similar character available to them along the coast and in the Waveney Valley. It is unlikely that residents will travel to Breydon Water or the North Denes from Lowestoft with sufficient regularly to have a significant adverse impact on either of these sites. The associated Great Yarmouth Management Strategy also states the</p>				

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>aforementioned sites will not be affected by development south of Great Yarmouth.</p> <p>The Scale and Location of Growth policy will be implemented in conjunction with requirements set out in national guidance, site specific policies and strategic planning policies set out in the Waveney Local Plan to deliver sustainable development. This policy will have no significant adverse impact on Natura 2000 sites.</p>				
WLP1.2	Presumption in Favour of Sustainable Development	This policy aims to implement sustainable development. The policy will have no significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP1.3	Settlement Boundaries	<p>This policy defines the extent of the built up area. This will enable development proposals to be better considered in the context of existing settlements and prevent development in poor locations.</p> <p>This policy should positively contribute towards the delivery of sustainable development. This policy will have no significant adverse impact on Natura 2000 sites.</p>	No.	No.	No.	No.
WLP1.4	Infrastructure	This policy aims to ensure that new development will provide the infrastructure required to support growth. Infrastructure will be	No.	No.	No.	No.



Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		required to be in compliance with the NPPF and other Government guidance. Projects will be required to undertake a project level HRA to identify any potential impacts. The Waveney Water Cycle Strategy (2017) and Waveney Forecast Highway Modelling Report (2017) have indicated there will be no significant impacts on these types of infrastructure that cannot be mitigated. It is considered this policy will not result in any significant adverse impact on Natura 2000 sites.				

## 4.2 Strategic Site Allocations

The identification of sites for development has been carried out to support the strategic approach to development across the District as set out in the first part of the Local Plan. The sites put forward aim to address the different needs of the individual communities within Waveney whilst also taking a broader overview of the collective needs of the District.

The sites put forward are in keeping with the vision and Strategic Planning Policies set out in the Local Plan. To support delivery of the sites and maximise benefits for the community, policies that are directly related to each site are also being put forward. All suggested development sites submitted for consideration have been subject to Sustainability Appraisal to help identify the most appropriate sites for allocation.

The 49 Strategic Site Allocations in the Local Plan are listed in Table 4.2. An assessment of whether each site is likely to have a significant impact on Natura 2000 sites is included in Section 4.6 of this report.

*Table 4.2. Strategic Site Allocations identified in the Local Plan*

Site Number	Location of Site	Preferred use
<b>Lowestoft</b>		
WLP2.2	PowerPark (North Lowestoft)	Employment
WLP2.3	Peto Square (North Lowestoft)	Mixed Use (restaurants, drinking establishments, leisure uses)
WLP2.4	Kirkley Waterfront and Sustainable Urban Neighbourhood (North Lowestoft)	Mixed Use (residential, employment, retail, community facilities, open space)
WLP2.5	East of England Park (North Lowestoft)	Open space
WLP2.6	Western End of Lake Lothing (South Lowestoft)	Residential, employment, tourism
WLP2.7	Former Battery Green Car Park (North Lowestoft)	Retail, leisure
WLP2.8	Historic High Street and Scores Area (North Lowestoft)	Residential, retail and associated improvements
WLP2.9	Inner Harbour Port Area (North Lowestoft)	Employment and associated improvements
WLP2.10	Oulton Broad District Shopping Centre (Oulton Broad)	Retail and associated improvements
WLP2.11	Kirkley District Shopping Centre (South Lowestoft)	Retail and associated improvements
WLP2.12	North Lowestoft Garden Village (North Lowestoft)	Mixed Use (residential, retail, community facilities, open space)
WLP2.13	Land North of Union Lane (North Lowestoft)	Residential
WLP2.14	Land Between Hall Lane and Union Lane (North Lowestoft)	Residential
WLP2.15	Land South of the Street (South Lowestoft)	Mixed Use (residential, retail, community facilities, open space)
WLP2.16	Land at South Lowestoft Industrial Estate (South Lowestoft)	Employment
WLP2.17	Land at Mobbs Way (North Lowestoft)	Employment
WLP2.18	Land at Oakes Farm (South Lowestoft)	Leisure, open space

<b>Beccles and Worlingham</b>		
WLP3.1	Beccles and Worlingham Garden Neighbourhood	Mixed Use (residential, retail, community facilities, employment, open space)
WLP3.2	Land West of London Road (Beccles)	Residential, open space
WLP3.3	Land South of Benacre Road (Ellough)	Employment
<b>Bungay</b>		
WLP5.1	Land East of St Johns Road	Residential
WLP5.2	Land Rear of Bungay High School	Residential
<b>Halesworth</b>		
WLP4.1	Halesworth Healthy Neighbourhood	Mixed Use (residential, health care, community facilities, open space)
WLP4.2	Land South of Chediston Street	Residential
WLP4.3	Land North of Old Station Road	Residential
WLP4.4	Land North of Lodge Road	Residential
WLP4.5	Broadway Farm	Employment
<b>Reydon and Southwold</b>		
WLP6.1	Land West of Copperwheat Avenue (Reydon)	Residential
WLP6.2	Southwold Harbour	Harbour improvements
<b>Rural Areas</b>		
WLP7.2	Land Between The Street and A146 (Barnby)	Residential
WLP7.3	Land South of Lound Road (Blundeston)	Residential
WLP7.4	Land North of Pickwick Drive (Blundeston)	Residential
WLP7.5	Land North of The Street (Somerleyton)	Residential
WLP7.6	Mill Farm Field (Somerleyton)	Residential
WLP7.7	Land North of Elms Lane (Wangford)	Residential
WLP7.8	Land North of Wangford Road (Wangford)	Residential
WLP7.9	Land North of Chapel Road (Wrentham)	Residential and open space

WLP7.10	Land West of London Road (Wrentham)	Residential
WLP7.11	Land South of Southwold Road (Brampton)	Mixed use (residential, community facilities, open space)
WLP7.12	Land at Toodley Farm (Brampton)	Residential
WLP7.13	Land South of Hogg Lane (Ilketshall St Lawrence)	Residential
WLP7.14	Land East of The Street (Lound)	Residential
WLP7.15	Land South of Chapel Road (Mutford)	Residential
WLP7.16	Land North of Chapel Road (Mutford)	Residential
WLP7.17	Land North of School Road (Ringsfield)	Residential
WLP7.18	Land Adjacent Mill Bungalow (Rumburgh)	Residential
WLP7.19	Land East of Woodfield Close (Willingham)	Residential
WLP7.20	Land North of Sotterley Road (Willingham)	Residential
WLP7.21	Land West of Lock's Road (Westhall)	Residential

### 4.3. Assessment of likely effect of the Strategic Site Allocations on Natura 2000 sites

Table 4.3. Potential significant impact of the Strategic Site Allocations

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
<b>Lowestoft</b>						
WLP2.2	PowerPark (North Lowestoft)	The area is located on the shoreline adjacent to the proposed East of England Park (Policy WLP2.5). This area is in close proximity to the southern boundary of the Broads, though Lake Lothing is separated from Oulton Broad by Mutford Lock. The area has been used for employment related uses in the past and this will continue through this policy. The regeneration of the area as a whole will create sustainable communities in central Lowestoft with reduced need to travel by car, reduced use of natural resources and	Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC, Great Yarmouth North Denes SPA, Walberswick to Minsmere SPA, Walberswick to Minsmere Ramsar, Walberswick to Minsmere Heaths and Marshes SAC, Outer Harbour SPA.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		increased use of renewable energy. The designation is brownfield land and involves the establishment of an energy hub located around the outer harbour and existing industrial area north of Hamilton Dock around existing OrbisEnergy building. The policy is considered to have no significant adverse impact on any Natura 2000 site.				
WLP2.3	Peto Square (North Lowestoft)	This site forms a connection between town centre, railway station and southern side of Lake Lothing through the expansion of town centre uses. This area is in close proximity to the southern boundary of the Broads, though Lake Lothing is separated from Oulton Broad by Mutford Lock. The policy is considered to have no significant adverse impact on any Natura 2000 site.	None.	No.	No.	No.
WLP2.4	Kirkley Waterfront and Sustainable	This site is a comprehensive mixed-use redevelopment to create a new sustainable	Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
	Urban Neighbourhood (South Lowestoft)	urban neighbourhood including housing, waterfront industry and employment uses, social and community facilities and open space. This policy aims to contribute towards the objectives for the regeneration of the Lake Lothing and harbour areas of central Lowestoft. This area is in close proximity to the southern boundary of the Broads, though Lake Lothing is separated from Oulton Broad by Mutford Lock, and does not extend into the Broads Authority administrative area. This policy does promote development close to the Broads but all will be on brownfield land and replace existing, mainly industrial, development. The area has been used for employment related uses in the past and this will continue through this policy. The policy specifies that development should be sustainable and	SAC, Breydon Water SPA, Breydon Water Ramsar, Great Yarmouth North Denes SPA, Walberswick to Minsmere SPA, Walberswick to Minsmere Ramsar, Walberswick to Minsmere Heaths and Marshes SAC, Outer Harbour SPA.			

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		include well-designed public and green space. Provision of new and/or enhanced open spaces would mitigate any potential impacts associated with increased visitor pressure on the southern fringes of the Broads resulting from increased population in this area. The regeneration of the area as a whole will create sustainable communities in central Lowestoft with reduced need to travel by car, reduced use of natural resources and increased use of renewable energy. This all helps to reduce contributions to climate change. Options for improving flood defences may possibly reduce risk of saltwater incursion to the Broads, depending on the approach taken. An adopted development brief is in place to guide development on the site. Development of the site will need to comply with other				



Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		policies in the Local Plan and national guidance. The policy is considered to have no significant adverse impact on any Natura 2000 site.				
WLP2.5	East of England Park (North Lowestoft)	The designation is located along the shoreline adjacent to industrial and residential areas. The aim is to enhance Ness Point as a leisure and tourism destination. The improvement of green space will attract visitors and serve local people. This will provide an outdoor area of recreation that in conjunction with other green spaces will help mitigate the potential impact of other developments put forward in the Local Plan on protected sites associated with visitation. The policy is considered to have no significant adverse impact on any Natura 2000 site.	Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC, Walberswick to Minsmere SPA, Walberswick to Minsmere Ramsar, Walberswick to Minsmere Heaths and Marshes SAC, Outer Harbour SPA.	No.	No.	No.
WLP2.6	Western End of	This designation is an extension of	Benacre to Easton Bavents SPA,	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
	Lake Lothing (South Lowestoft)	residential, retail, business and community uses to Kirkley District Centre and will improve connectivity along the south side of Lake Lothing. The site is adjacent to Oulton Broad at the southern end of the Broads SAC and Broadland SPA/Ramsar sites, however, significant increases to visitation to these sites is considered unlikely. This area is in close proximity to the southern boundary of the Broads, though Lake Lothing is separated from Oulton Broad by Mutford Lock and does not extend into the Broads Authority legislative area. The policy is considered to have no significant adverse on any Natura 2000 site.	Benacre to Easton Bavents Lagoons SAC, Walberswick to Minmere SPA, Walberswick to Minmere Ramsar, Walberswick to Minmere Heaths and Marshes SAC, Outer Harbour SPA.			
WLP 2.7	Former Battery Green Car Park (North Lowestoft)	The site, 2.3ha, is proposed for retail and leisure uses and will require the redevelopment of an existing car park. The	None.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		site is located within the town centre. The exact mix of town centre uses has not been identified and should be identified by interests in the site. Redevelopment of the site will support activity in the Lowestoft area and contribute towards its standing as a destination. However, in conjunction with policies and strategies to encourage sustainable travel, the increase in traffic is will not be significantly above existing flows. The allocation is considered to have no significant adverse impact on any Natura 2000 site.				
WLP2.8	Historic High Street and Scores Area (North Lowestoft)	The area is currently used for a mix of uses that complement the town centre. The policy is intended to improve the local environment to make it more attractive and accessible to residents and visitors. The policy seeks to maintain and encourage uses	None.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		that already exist. The policy is considered to have no significant adverse impact on any Natura 2000 site.				
WLP2.9	Inner Harbour Port Area (North Lowestoft)	The policy seeks to support economic activity in the port while protecting and enhancing local amenity and character. This policy works alongside the permitted developments the Port Authority has available. The port has long been used for employment purposes the designation is considered to have no significant adverse impact on any Natura 2000 site.	Benacre to Easton Barents SPA, Benacre to Easton Barents Lagoons SAC, Walberswick to Minsmere SPA, Walberswick to Minsmere Ramsar, Walberswick to Minsmere Heaths and Marshes SAC, Outer Harbour SPA.	No.	No.	No.
WLP2.10	Oulton Broad District Shopping Centre (North Lowestoft)	The area is supports a variety of town centre uses. The policy is intended to improve the local environment to make it more attractive and accessible to residents and visitors. The policy seeks to maintain and encourage uses that already exist. The policy will not have a significant adverse impact on any Natura	None.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		2000 site.				
WLP2.11	Kirkley District Shopping Centre (South Lowestoft)	The area is supports a variety of town centre uses. The policy is intended to improve the local environment to make it more attractive and accessible to residents and visitors. The policy seeks to maintain and encourage uses that already exist. The policy will not have a significant adverse impact on any Natura 2000 site.	None.	No.	No.	No.
WLP2.12	North Lowestoft Garden Village	The site, 74.25ha, will be a significant development north of Lowestoft. Proposed uses include residential (1400 dwellings), employment (8.5ha), primary school, and retail. The site is greenfield and currently used for agriculture. The nearest Natura 2000 sites are located 9km to the north (Breydon Water SPA and Ramsar), Great Yarmouth North Denes SPA 15km to the north and The Broads SAC with individual	The Broads SAC, Broadland SPA, Broadland Ramsar. Breydon Water SPA, Breydon Water Ramsar, Outer Thames Estuary SPA, Great Yarmouth North Denes SPA.	No.	No.	No

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>sites located 11km to the north and 5km to the south along the River Waveney. The Outer Thames Estuary SPA is located along the coast.</p> <p>The A47 will be the main distributor road for traffic generated by the development. This will contribute towards traffic volumes travelling to Great Yarmouth and south from Lowestoft to Beccles which mean these vehicles, including and increase of HGV traffic, would be in close proximity to the aforementioned designations. Overall, the transport model indicated that new development would result in an increase in traffic volumes of approximately 650 vehicle trips in the morning and evening by 2036. This remains within the capacity of the existing road network.</p>				

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		<p>The site will support a mix of uses including B1, B2 and B8 uses. Located a couple kilometres north and west of the site are Lound Lakes and Fritton Decoy which form part of the River Waveney drainage basin along which there are European sites. The potential impact of water contamination will be addressed through compliance with the NPPF and is therefore will not be significant.</p> <p>The site is located near the coast and there is good public access to this recreation area in Corton and North Lowestoft. This accessibility will contribute towards mitigating potential increases in visitation to protected sites. Sites such as the Great Yarmouth North Denes and Breydon Water are located a significant distance away and</p>				

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		<p>do not offer a visitor experience that is much different then those found closer to Corton. Potential increases in recreational visitation to Natura 2000 sites will not be significant.</p> <p>Cumulatively, the site will bring forward development that contributes towards residential and employment activity supporting economic growth in Lowestoft and Great Yarmouth. The Great Yarmouth Local Plan proposes development several kilometres to the north and the supporting Appropriate Assessment indicated that no significant adverse impact was would result at sites along the Waveney Valley. The Management Plan to mitigate increased visitation to Breydon Water and Great Yarmouth SPA was produced to mitigate any potential significant impact. Therefore,</p>				



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		<p>proposed development in the Waveney Local Plan is considered not to have a significant impact on any Natura 2000 site. There is no significant development proposed in the Broads Local Plan.</p> <p>Corton and Hopton support tourism related activities and accommodation. This is supported by tourism policy in these Local Plans. Existing tourism development is well established and the potential for growth is limited by policies related to landscape and coastal protection and relocation policies.</p> <p>The allocation is not considered to have a significant adverse impact on any Natura 2000 site.</p>				
WLP2.13	Land North of Union Lane (North	The site, 6ha, is allocated for residential development. There is good access to	The Broads SAC, Broadland SPA, Broadland Ramsar. Breydon Water	No.	No.	No.

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	Lowestoft)	<p>services and facilities in Oulton and this will be improved with further community facilities being provided as part of the Woods Meadow development (approximately 800 dwellings). Traffic generated will disperse along Parkhill and away from sensitive sites.</p> <p>The Broads SAC and Broadland SPA and Ramsar are located approximately 5km to the south west and Breydon Water SPA and Ramsar are approximately 9km to the north west. The site allocation contains policy requirements for proposals to be supported with a site investigation report to identify any potential contamination, a Transport Assessment and Travel plan and an ecological assessment to identify potential risks on the site.</p>	SPA, Breydon Water Ramsar, Great Yarmouth North Denes SPA.			

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		<p>In conjunction with allocation WLP2.14 and Woods Meadow this is a combined 1140 dwellings in the area. Additionally, allocation 2.12 allocates 1400 dwellings to the north east giving a combined 2540 dwellings in the area. This is unlikely to significantly increase visitation to sites as these are some distance away and there are other recreational areas such as Lound Lakes, the Country Park in Oulton the North Denes more convenient to access and will mitigate any significant impact.</p> <p>No Natura 2000 sites are likely to be significantly affected by the scale of development.</p>				
WLP2.14	Land Between Hall Lane and Union Lane (North	The site, 8.3ha, is allocated for residential development (200 dwellings). There is good access to services and facilities in Oulton and	The Broads SAC, Broadland SPA, Broadland Ramsar. Breydon Water SPA, Breydon Water Ramsar, Great	No.	No.	No.

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	Lowestoft)	<p>this will be improved with further community facilities being provided as part of the Woods Meadow development (approximately 800 dwellings). The will create some increased traffic generation that will disperse along Parkhill and away from sensitive sites. The findings of the study showed that new the existing road network will be able to support the proposed growth in the North Lowestoft area albeit with some stress on the existing junctions.</p> <p>The Broads SAC and Broadland SPA and Ramsar are located approximately 5km to the south west and Breydon Water SPA and Ramsar are approximately 9km to the north west. The development should be brought forward in compliance with the NPPF which will require mitigation of any contamination</p>	Yarmouth North Denes SPA.			

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		<p>and increased visitation is unlikely to be significant with recreational areas of Lound Lakes and the coast contributing towards mitigation.</p> <p>In conjunction with allocation WLP2.13 and Woods Meadow this is a combined 1140 dwellings in the area. Additionally, allocation 2.12 allocates 1400 dwellings to the north east giving a combined 2540 dwellings in the area. This is not likely to significantly increase visitation to sites as these are some distance away and there are other recreational areas such as Lound Lakes, the Country Park in Oulton the North Denes more convenient to access and likely mitigate any significant impact.</p> <p>No Natura 2000 sites will be significantly</p>				

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		affected by the scale of development.				
WLP2.15	Land South of the Street (South Lowestoft)	<p>The site, 46ha, is greenfield and currently used for agriculture. It is adjacent the existing build up area. The allocation is for a mix of uses including residential (800 dwellings), community facilities and open space (13.4ha).</p> <p>Natura 2000 sites in the area that could be affected by this development include The Broads SAC, Broadland SPA and Ramsar located 2km to the north west, Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC about 5km to the south east. The road route to Minsmere to Walberswick SPA and Ramsar are approximately 30km while the Minsmere to Walberswick Heaths and Marshes SAC are about and 18km to the south by car. The</p>	The Broads SAC, Broadland SPA, Broadland Ramsar, Breydon Water SPA, Breydon Water Ramsar, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>latter two sites are not likely to experience a significant increase in visitation because of the distance required to travel.</p> <p>The SCTM Forecast Model Report indicated the development would generate approximately 500 additional journeys in the morning and evening. South bound traffic would likely use the Tom Crisp corridor which would place additional pressure on the Blood moor roundabout. Overall, this remains in the capacity of the existing road network without requiring any significant improvements. Any proposals will be require a Transport Assessment and Travel Plan to demonstrate how any site specific issues related to transport will be mitigated.</p> <p>The development will create a demand for</p>				

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		recreational space and activities. The Natura 2000 sites in the vicinity, The Broads SAC, Broadland SPA and Ramsar, Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC have public access via the public right of way network. These sites have car parking available and are likely to experience an increase in visitation for recreational purposes. Additionally, there is a visitor centre at the Broads SPA which support visitors and makes the site a destination in the area. To help mitigate this impact a country park has been proposed and a network of greenways that are intended to create an attractive public realm to encourage walking and cycling. Being located very close to the new residential properties this should take some of the potential pressure of the nearby Natura				



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		2000 sites. Further south there may be some additional visitors to the sites located near Minsmere and Walberswick, however, this is unlikely to be significant in its own right or in conjunction with other planning policies such as tourism and the Suffolk Coastal Local Plan. There is potential for there to be an impact on Natura 2000 sites, however, it is considered that the allocation will not have any significant adverse impact on Natura 2000 sites.				
WLP2.16	Land at South Lowestoft Industrial Estate	The site, 20ha, is allocated for employment use (B1, B2, B8). The site is located on the fringe of South Lowestoft and is extension to an existing employment area used for the same purposes and forms part of the Great Yarmouth and Lowestoft Enterprise Zone. The site is greenfield and currently used for agriculture. Planning permission has been	The Broads SAC, Broadland SPA, Broadland Ramsar, Benacre to Easton Barents SPA, Benacre to Easton Barents Lagoons SAC, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar. Minsmere to Walberswick Heaths and Marshes SAC, Outer Thames Estuary SPA.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>granted for several small start-up units on the site.</p> <p>Natura 2000 sites in the area include The Broads SAC, Broadland SPA and Broadland Ramsar located 2km to the north, Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC about 5km to the south east and the Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar. Minsmere to Walberswick Heaths and Marshes SAC approximately 13km to the south. Any impact on these sites would likely be associated with vehicular travel and is not expected to be significant given that the existing traffic flows along the routes is high.</p> <p>The site has good access to the strategic road network southbound along the A12 and</p>				

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		westwards along the A146/A143. The site will have improved access to North Lowestoft once the third crossing over Lake Lothing is delivered during the plan period. The site will increase the amount of HGV traffic and local commuting traffic, however, any planning permission will require a Transport Assessment and Travel Plan to address these issues. The Suffolk County Transport Modelling (SCTM) Forecasting Report (2017) indicated there would be a 57% increase of light goods vehicles and a 25% increase of journeys undertaken by heavy goods vehicles in 2036 compared to 2016 across the District. Combined with the residential development proposed in the vicinity the report indicated that approximately 360 vehicle trips will be generated in the AM and PM respectively.				

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		<p>The report also demonstrated that traffic flows would be within the capacity of the road network but there would be increased congestion at the Tom Crisp Way/Bloodmoor Road roundabout. This is located adjacent Kirkley Stream which could result in an increase of contaminated associated with vehicle generated pollution. This is the strategic route through south Lowestoft which supports a high volume of traffic and the additional traffic is unlikely to have a significant impact on Natura 2000 sites.</p> <p>Construction will not have a direct effect on any Natura 2000 site given the distance between the protected designations.</p> <p>The north part of the site contains an area of high risk surface water flooding. Water</p>				

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		<p>contamination will not be a significant issue as any development will be required to comply with the NPPF and other Government guidance.</p> <p>The site is approximately 500m from site WLP2.15 allocated for a mix of uses including 800 dwellings. These sites have different land uses and the resulting impact that could arise related to traffic, visitation and water contamination but is considered the allocation will not have a significant adverse impact on any Natura 2000 site.</p>				
WLP2.17	Land at Mobbs Way (North Lowestoft)	The site, 2.5ha, is allocated for employment use (B1, B2, B8). The site is located on the fringe of North Lowestoft and is extension to an existing employment area used for the same purposes. The site forms part of the Great Yarmouth and Lowestoft Enterprise	The Broads SAC, Broadland SPA, Broadland Ramsar, Breydon Water SPA, Breydon Water Ramsar. Outer Thames Estuary SPA.	No.	No.	No.

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		<p>Zone. The site is greenfield and currently used for agriculture. A development of approximately 800 dwellings, community facilities and a country park is currently being delivered to the west of the site.</p> <p>Natura 2000 sites that could be affected include The Broads SAC, Broadland SPA and Broadland Ramsar located 1.5km to the south and the Braydon Water SPA and Ramsar located approximately 12km to the north.</p> <p>The site has good access to the transport network. Road access will be improved during the plan period once the third crossing over Lake Lothing is delivered. The site will generate an increase of HGV traffic and commuting traffic and will be in addition</p>				

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		<p>to allocations WLP12, WLP2.13 and WLP2.14. A Transport Assessment and Travel Plan will be required as part of any planning permission setting out how issues related to transport will be addressed. The Great Yarmouth Local Plan proposes new employment land in the south of the town approximately 11km north of the site along the A47. It is considered that construction or traffic generated by the development will not be of a scale that could significantly affect any European site significantly.</p> <p>The roads in the area currently support large volumes of traffic and the additional vehicles generated by this allocation are not considered to be significant. The SCTM Forecast Model Report has not highlighted any concerns about impact on the existing</p>				

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		road network. The allocation is considered to have no significant adverse impact on any Natura 2000 site.				
WLP2.18	Land at Oakes Farm (South Lowestoft)	This site has been allocated for sports and leisure provision to meet local needs. The site is greenfield land and the use for playing pitches is considered to have no impact on any Natura 2000 sites. Located approximately half a mile from the Broads Authority area to the west and five miles away from the Benacre to Easton Bavents Lagoons SAC and Benacre to Easton Bavents SPA sites, any structures that may be built in the future will need to meet the guidelines set out in the NPPF. Therefore, the adverse impact on any of the Natura 2000 sites will not be significant.	The Broads SAC, Broadland SPA, Broadland Ramsar.	No.	No.	No.
<b>Beccles and Worlingham</b>						
WLP3.1	Beccles and	The site, 80ha, and is allocated for a mix of	The Broads SAC, Broadland SPA,	No.	No.	No.



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	Worlingham Garden Neighbourhood	<p>uses including housing (1,250 dwellings), primary school, retail, community facilities, employment (5ha) and at least 25ha of open space. The land is greenfield and currently used for agriculture. The site is adjacent the existing built up area to the north, M&amp;H Plastics to the west and the Beccles Southern Relief Road to the south. A short distance to the east is the Beccles Business Park at Ellough where site WLP3.3 is located.</p> <p>An indicative masterplan has been prepared for the allocation. This will provide guidance for how the site is to be brought forward. This is a large development for Beccles and is a significant extension to the south. The aim of the allocation is to deliver new housing that has good access to services and facilities nearby and in the town centre. The</p>	Broadland Ramsar, Benacre to Easton Barents SPA, Benacre to Easton Barents Lagoons SAC, Breydon Water SPA, Breydon Water Ramsar, Great Yarmouth North Denes SPA, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.			

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		<p>employment land will support new growth where people can work locally. Community facilities and open space will create an attractive environment where people can participate in physical activity locally without having to travel to other areas such as European sites.</p> <p>A small waterway is located east of the site which is part of the River Waveney catchment. South of the site are small tributaries that form part of the Hundred River catchment. These waterways flow into the respective rivers which in turn flow through Natura 2000 sites located along the Waveney Valley and the coast near Kessingland. The European sites located in these are The Broads SAC and Broadland SPA (3km), Broadland Ramsar (7km) and the</p>				

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		<p>Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons SAC. Sites that are promoted for visitation include the Minsmere to Walberswick SPA and Ramsar (23km by car) while RSPB Minsmere is located 28km by car to the south east. Breydon Water Ramsar is part of the River Waveney system. The site south of Beccles is located approximately 2km from the River Waveney and it is considered that contamination from construction and traffic is not likely to be significant.</p> <p>Traffic from the development will most likely access the road network from either the Beccles Southern Relief Road or Ellough Road. The SCTM Forecast Model Report indicated that new development would generate approximately 550 vehicle trips in</p>				

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		<p>the morning and evening. The modelling work showed this additional traffic in conjunction with traffic associated with development in other areas lies within the capacity of the existing road network. Any planning application will need to be supported with a Transport Assessment and Travel Plan.</p> <p>Visitation to Natura 2000 sites is likely to increase, particularly when considered in conjunction with other allocations in Lowestoft, Beccles and Reydon. Sites located along the coast which can act as destinations for recreational activities such as Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC, Minmere to Walberswick SPA and Ramsar, Minmere to Walberswick Heaths and Marshes SAC will</p>				

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		most likely experience an increase in some visitation. The last two will experience fewer visitors from the Beccles area but this should be considered in conjunction with visitation associated with the limited amount growth proposed in the north part of Suffolk Coastal District where a visitation management scheme was required to mitigate potential impacts on sites near Minsmere. The site sets out a framework to deliver extensive open space to be used for recreation and enhance the green infrastructure network which will help mitigate any potential impact on European sites. The impact on these sites is not considered to be significant, particularly with the proposed open space acting to mitigate some of the need for long walks and dog walking.				

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		The potential impact of the site allocation on its own is will not be significant, however, consideration should be given to the cumulative impact of traffic and pollution when considered alongside growth in other areas. Development in central Lowestoft will not affect the River Waveney and the European sites along its basin because Mutford Lock in Oulton Broad stops the tidal flow between Lake Lothing and the River Waveney catchment. However, the River Waveney is affected by tidal currents flow in and out of Great Yarmouth. The Great Yarmouth Appropriate Assessment found that development would not have a significant impact on sites along the Waveney Valley because of the distance and it is considered the same principle will apply to Breydon Water. The Kessingland				

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>Neighbourhood Plan proposes approximately 100 dwellings adjacent the existing village. This could increase visitation to the area of Benacre, however, the scale of development independently or cumulatively is considered not to be significant. Additionally, the existing beach area outside of the Natura 2000 site supports recreational activities and will provide an alternative space for people to use.</p> <p>It is considered unlikely there will be a significant increase of visitation to protected sites that would also be used by new residents in Lowestoft. The open space provided and Beccles Common, a well used recreation area for physical activity and dog walking will mitigate much of this.</p>				

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		<p>The Water Cycle Strategy (2017) found there to be some waste water capacity issues at the Beccles-Marsh Lane Water Recycling Centre (WRC) located 1.8km upstream from The Broads SAC and Broadland SPA and Ramsar. The WRC discharges fresh water into the River Waveney and a water quality assessment will be required before the end of the plan period. Improvements to the WRC in will also be required by 2036.</p> <p>Overall, development of the site is not considered to have a significant adverse impact on any Natura 2000 site.</p>				
WLP3.2	Land West of London Road (Beccles)	The site, 11ha, is allocated for 250 dwellings and a cemetery extension of 1ha. The land is greenfield and is adjacent the existing built up area to the east. Part of the site requires the redevelopment of a former petrol station	The Broads SAC, Broadland SPA, Broadland Ramsar, Benacre to Easton Barents SPA, Benacre to Easton Barents Lagoons SAC, Breydon Water SPA, Breydon Water Ramsar, Great	No.	No.	No.



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		<p>and could act to remedy any existing contamination. A small water channel lies to the west of the site which connects into the River Waveney basin located to the north.</p> <p>Development of the site will need to be delivered in accordance with requirements set out in the NPPF which should address issues related to pollution and contamination.</p> <p>The site will be accessed off London Road. Northbound traffic will travel through the town centre while south bound vehicles can use the A144 and the Beccles Southern Relief Road. Traffic travelling east bound to Lowestoft along the A146 will traverse an area close to The Broads SAC and the Broadland SPA and Ramsar. Additional traffic</p>	Yarmouth North Denes SPA, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.			

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		<p>will not be significant compared to the existing volume of vehicles using the existing road network. The SCTM Forecast Model Report demonstrated that new development is within the capacity of the existing road network. Any planning application will need to be supported with a Transport Assessment and Travel Plan. The nearest Natura 2000 sites are The Broads SAC, Broadland SPA and Ramsar located between 3km and 9km to the north and east. These areas could be affected by pollution associated with vehicle travel, however, this is not considered to be significant.</p> <p>The site, in conjunction with allocations WLP3.1 and WLP3.3 in Beccles and others in South Lowestoft could result in an increase of visitation to sensitive sites such as Benacre</p>				

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		to Easton Bavents SPA and Benacre to Easton Bavents Lagoons SAC which are located approximately 10km to the east. The site is located about 1km from a network of public rights of way that could be used to help mitigate any potential impact associated by recreational uses such as dog walking. Additionally, allocation WLP3.1 proposes a country park and network of green ways and open spaces that are intended to provide a quality and healthy environment that will encourage people to be more active. This will contribute towards mitigating the impact of the proposed development in Beccles on European sites. Development of the site is not considered to have a significant adverse impact on any Natura 2000 site.				
WLP3.3	Land South of Benacre Road	The site is an allocation for employment use. It is brownfield land and is located in close	Broads SAC, Broadland SPA, Broadland Ramsar, Minsmere to	No.	No.	No.

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	(Ellough)	proximity to existing employment uses. Previous planning permissions for employment uses have been granted on this site, however, few have been implemented. Any development will be needed to meet the requirements set out in the NPPF to address any pollution and contamination issues. The provision of employment land could increase the amount of HGV traffic travelling through Beccles town centre, however, this should be addressed by delivery of the Beccles Southern Relief Road expected in the early part of the plan period. The SCTM Forecast Model Report indicated that increased traffic movements would be within the capacity of the exiting transport network and would not result in an increase volume of traffic going through the town centre. The requirement for a Transport Assessment will ensure traffic	Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.			

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		levels and potential impacts are adequately controlled and therefore limited. It is considered that development of the site and in conjunction with other sites will not have any significant adverse impact on any Natura 2000 site.				
<b>Halesworth</b>						
WLP4.1	Halesworth Healthy Neighbourhood	<p>The site, 16.07ha, is proposed for a mix of uses including housing and facilities related to health care, retirement, education and leisure. The nearest European sites are located approximately 7km to the east and include the Minsmere to Walberswick SPA and Ramsar, Minsmere to Walberswick Heath and Marshes SAC.</p> <p>The SCTM Forecast Model Report found through modelling that the increase in traffic generated by development in the town</p>	Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heath and Marshes SAC.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>would not be significant and was within the capacity of the existing road network. Traffic will disperse along the A144 and A145 when heading north and south with some traffic using Halesworth Road to access the A12. The New River which flows through the town contributes towards the Blyth Estuary downstream.</p> <p>The residential scheme will generate some recreational visits to European sites located to the east but these are not within walking distance and will require the participants to make a concerted effort to access these areas. Sites exposed to this are the Minsmere to Walberswick SPA and Ramsar located 14km away by road and the Minsmere to Walberswick Heaths and Marshes SAC 19km away where RSPB</p>				

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		<p>Minsmere is located. These sites are promoted for tourism. There is a visitor management plan in place for RSPB Minsmere and measure to management visitors is part of the mitigation scheme to support new development set out in the Suffolk Coastal Local Plan. This visitation could be mitigated by the network of open spaces known as the Millennium Green which provide a quality recreational walking route of length in the town. The leisure facilities on site provide an area for recreation and this could assist with meeting physical activity needs thereby reduce visitation to sensitive sites. The development itself will not have a significant impact on any European site.</p> <p>In conjunction with other sites and the</p>				

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		Suffolk Coastal Local Plan there are potentially cumulative impacts but these are not considered to be significant and could in part be mitigated by improving the green infrastructure network in the town. The allocation is considered to have no significant adverse impact on any Natura 2000 site.				
WLP4.2	Land South of Chediston Street	<p>The site, 9.07ha, is put forward for housing. The site is greenfield and is adjacent to the existing built up area. The proposal is for 200 dwellings. The nearest European sites are located approximately 7km to the east and include the Minsmere to Walberswick SPA and Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.</p> <p>The SCTM Forecast Model Report found through modelling that the increase in traffic</p>	Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.	No.	No.	No.



Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>generated by development in the town would not be significant and was within the capacity of the existing road network. Traffic will disperse along the A144 and A145 when heading north and south with some traffic using Halesworth Road to access the A12. The New River which flows through the town contributes towards the Blyth Estuary downstream.</p> <p>The residential scheme will generate some recreational visits to European sites located to the east but these are not within walking distance and will require the participants to make a concerted effort to access these areas. Sites exposed to this are the Minsmere to Walberswick SPA and Ramsar located 14km away by road and the Minsmere to Walberswick Heaths and</p>				

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		Marshes SAC 19km away where RSPB Minsmere is located. These sites are promoted for tourism. There is a Visitor Management Strategy in place for RSPB Minsmere and measure to management visitors is part of the mitigation scheme to support new development set out in the Suffolk Coastal Local Plan. This visitation could be mitigated by the network of open spaces known as the Millennium Green which provide a quality recreational walking route of length in the town. The leisure facilities on site provide an area for recreation and this could assist with meeting physical activity needs thereby reduce visitation to sensitive sites. The development itself will not have a significant impact on any European site.				

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		In conjunction with other sites and the Suffolk Coastal Local Plan there could be some effect from cumulative impacts. Cumulative impacts could also be associated with other policies that promote tourism and walking. Cumulatively, these are not considered to have a significant or can be mitigated by improving the green infrastructure network in the town and how these service the new development sites. The allocation is considered to have no significant adverse impact on any Natura 2000 site.				
WLP4.3	Land North of Old Station Road	The site, 0.51ha, is greenfield and located on the north fringe of the existing built up area. The site is greenfield and allocated for 10 dwellings. Much of the traffic will likely access the site from the A144 to the west. The nearest European site is the Minsmere-	None.	No.	No.	No.

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		Walberswick SPA and Ramsar approximately 14km by road to the east. This development is not of a sufficient scale to have a significant adverse impact on any European site.				
WLP4.4	Land North of Lodge Road	Site WLP4.4, 0.61ha, is put forward for affordable housing. There is access to services and facilities in the village and Halesworth located approximately 1.5km away is the main service centre. The site is greenfield. Much of the traffic will likely come from the A144 to the west. The nearest European site is the Minsmere to Walberswick SPA and Ramsar approximately 14km to the east by road. This development is not of a sufficient scale to have significant adverse impact on any European site.	None.	No.	No.	No.
WLP4.5	Broadway Farm	Site WLP4.5, 2.5ha, has been put forward for industrial use. The site is greenfield land	Dew's Ponds SAC, Minsmere to Walberswick Heaths	No.	No.	No.

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		<p>located to the north of Halesworth adjacent to an existing industrial estate and a railway line. The nearest Natura 2000 sites are approximately 14km by road to the east. There could potentially be some impact on water quality but this is not considered to be significant as any scheme will be required to meet the standards in the NPPF.</p> <p>The SCTM Forecast Model Report found the scale of development in Halesworth would not have a significant impact on the transport network and there was capacity to accommodate new vehicle movements. The allocation is considered to have no significant adverse impact on any Natura 2000 site.</p>	and Marshes SAC, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar.			
<b>Bungay</b>						
WLP5.1	Land East of St	The site, 5.1ha, is proposed for residential	The Broads SAC, Broadland SPA,	No.	No.	No.

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	Johns Road	<p>development. It is located adjacent the built up area and extends southwards on green field land. This will be a significant development for Bungay with 85 dwellings proposed on site. This will be in conjunction with site WLP5.2 where 220 have been proposed. On the west side of St Johns Road planning permission has been granted for 150 dwellings and 3.6ha of employment land for B1, B2 and B8 uses.</p> <p>There is good access to the A144 where traffic will disperse to the north and south. The SCTM Forecast Model Report found that development in Bungay would not of a sufficient scale to create any impact on the road network. A Transport Assessment and Travel Plan will be required as part of a planning permission. Traffic increases will</p>	Broadland Ramsar, Minsmere to Walberswick Heaths and Marshes SAC, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar.			

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		<p>not be significant compared to existing traffic levels using the main roads in the area.</p> <p>To the east of the site is the Tin River which is a small stream that flows in a north direction and forms part of the River Waveney catchment. The allocation proposes that a shared-use route for pedestrians and cyclists be provided to connectivity within the south part of town and this would require a short bridge across the Tin River to connect with Meadow Road.</p> <p>The nearest Natura 2000 site is located approximately 6km from the site. Impact from pollution is not expected to be significant as the development will be required to comply with guidance set out in the NPPF.</p>				

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		<p>There is potential that some residents could visit Natura 2000 sites for recreational purposes, however, these are some distance away. Outney Common is located on the north side of town and provides areas for recreational activities in a semi-natural environment that will contribute towards meeting this demand locally. To improve green infrastructure in the area, planting is required along the south west boundary of the site which will improve the environment and green infrastructure network.</p> <p>Bungay is the service centre for villages located in this part of South Norfolk and the Broads Authority. Neither of the respective Local Plans proposes significant development in this area. Development of this site is not</p>				



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		considered to have any significant adverse impact on any Natura 2000 sites.				
WLP5.2	Land Rear of Bungay High School	<p>The site, 12.0ha, is proposed for residential development. It is located adjacent the built up area and extends southwards on green field land. This will be a significant development for Bungay with 220 dwellings proposed on site and this is in conjunction with site WLP5.1 where 85 have been proposed. North of the site planning permission has been granted for 150 dwellings and 3.6ha of employment land for B1,B2 and B8 uses.</p> <p>There is good access to the A144 where traffic will disperse to the north and south. The SCTM Forecast Model Report found that development in Bungay would not of a sufficient scale to create any impact on the</p>	The Broads SAC, Broadland SPA, Broadland Ramsar, Minsmere to Walberswick Heaths and Marshes SAC, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar.	No.	No.	No.

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		<p>road network. A Transport Assessment and Travel Plan should be submitted as part of a planning permission. Traffic increases will not be significant compared to existing traffic levels using the main roads in the area.</p> <p>To the east and south of the site is the Tin River which is a small stream that flows in a north direction and forms part of the River Waveney basin. The allocation should provide connections to the shared-use path required as part of Policy WLP5.1 to connect with Meadow Road.</p> <p>The nearest Natura 2000 site is located approximately 6km from the site. Impact from pollution is not expected to be significant as the development will be required to comply with guidance set out in the NPPF.</p>				

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		<p>There is potential to some residents could visit Natura 2000 sites for recreational purposes, however, these are some distance away. Outney Common is located on the north side of town and provides areas for recreational activities in a semi-natural environment that will contribute towards meeting this demand locally. To improve green infrastructure in the area planting is required along the south west boundary of the site.</p> <p>The scale of development proposed is significant for the area and potential cumulative impact on The Broads SAC and the Broadland SPA may need to be considered, however, the allocation is considered to have no significant adverse</p>				

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		impact on any Natura 2000 site.				
<b>Reydon and Southwold</b>						
WLP6.1	Land West of Copperwheat Avenue (Reydon)	<p>Site WLP6.1, 12.03ha, is proposed for residential development. The site is greenfield and adjacent the existing built up area. The site is allocated for 250 dwellings and provides an opportunity to secure land for properties at risk from coastal erosion.</p> <p>The nearest Natura 2000 sites are the Minsmere to Walberswick SPA and Ramsar and Minsmere to Walberswick Heaths and Marshes SAC. These are located along the Blyth River which increases the distance required to travel to access these areas. These designations are approximately 1.5km to the south west, however are about 4km to access by car or foot and are not considered convenient to access for activities such as</p>	Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC, Minsmere-Walberswick SPA, Minsmere-Walberswick Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.	No.	No.	No.

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		<p>dog walking. The Benacre and Easton Bavents SAC 1km to the north (about 5km by foot or car) and the Benacre and Easton Bavents Lagoons SPA to the north east by approximately 2km (or 8km by car). There is limited access to these sites via the public right of way network, however, they are within long walking distance from the settlement. There is potential for recreational visits to increase, however, this is not likely to be significant considering the inconvenience of accessing these sites.</p> <p>The area is located within the Suffolk Heritage Coast and the Southwold Common, Denes, beach provide form much of the recreational activity in the area.</p> <p>Development in Reydon is not significant compared to the existing number of people</p>				

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		<p>using the area. Therefore, potential impact on European sites will not be significant.</p> <p>To access the strategic road network and larger service centres in the area traffic will use any of three routes of which two have sections located near European sites. The sites potentially affected are the Minsmere to Walberswick SPA and Ramsar with traffic travelling along the A1095 and vehicles travelling along Lowestoft Road could affect a small section of the Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons SAC. These roads already accommodate significant traffic volumes and the additional traffic will not have a significant effect on the sites. The SCTM Forecast Model Report indicated the scale of development in the Southwold and Reydon</p>				

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		<p>area was not of sufficient scale to significantly affect the road network.</p> <p>The allocation is not considered to have a significant adverse impact on any Natura 2000 site.</p>				
WLP6.2	Southwold Harbour	Southwold harbour is a working harbour area, which is also important for tourism because of its unique character and natural environment. This policy aims to protect all aspects of this area and prevent inappropriate development, while trying to sustain indigenous business uses. This policy promotes sustainable development in an area that is at high risk of flooding. This indirectly prevents development close to European sites that are in high flood risk areas e.g. Benacre to Easton Bavents, Minsmere to Walberswick, or adjacent river	Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC, Minsmere-Walberswick SPA, Minsmere-Walberswick Ramsar, Minsmere to Walberswick Heaths and Marshes SAC.	No.	No.	No.

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		that flows through European sites. This policy is considered to have no significant adverse impact on any Natura 2000 site.				
<b>Rural Areas – Larger Villages</b>						
WLP7.2	Land Between The Street and A146 (Barnby)	<p>The site is allocated for housing is on greenfield land currently used for agriculture. To the north of the village are The Broads SAC and Broadland SPA. There is an existing public right of way extending north from Wadehall Lane along the former dam to the River Waveney. At this location there is a public right of way along the river bank between Carlton Colville and Beccles. The entrance at Wadehall Lane provides a small car park. The route is not circular and is likely to have limited visitation from people walking dogs that can create disturbance.</p> <p>The site is located between the existing built</p>	The Broads SAC, Broadland SPA, Broadland Ramsar, Breydon Water SPA, Breydon Water Ramsar, Great Yarmouth North Denes SPA.	No.	No.	No.



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		<p>up area and the A146 new residents will not have a significant impact on European sites. A bus service is available in the village, however, most travelling will be undertaken using private vehicles. The SCTM Forecast Model Report did not find the scale of development to be significant enough to affect the existing road network.</p> <p>Waste water from Barnby and North Cove current goes to the Worlingham Ashtree WRC which is at capacity, therefore new development will be directed to the Beccles-Marsh Lane WRC. The Water Cycle Strategy (2017) found there to be some waste water capacity issues at the Beccles-Marsh Lane Water Recycling Centre (WRC) located 1.8km upstream from The Broads SAC and Broadland SPA and Ramsar. The WRC</p>				

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		<p>discharges fresh water into the River Waveney and a water quality assessment will be required before the end of the plan period. Improvements to the WRC in will also be required by 2036.</p> <p>Overall, the scale of development is not sufficient to have any significant adverse impact on the Natura 2000 sites through increased visitor numbers, additional traffic or water contamination.</p>				
WLP7.3	Land South of Lound Road (Blundeston)	The site is allocated for residential development within the existing built up area. The proposal is for 16 dwellings. There are no European sites in close proximity of the site that could be significantly affected.	None.	No.	No.	No.
WLP7.4	Land North of Pickwick Drive (Blundeston)	The site is allocated for residential development on greenfield land adjacent the north west boundary of the built up area.	None.	No.	No.	No.

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		<p>The proposal is for 45 dwellings. There is no public transport or provision for sustainable travel measures to connect the village with Lowestoft, therefore residents will be reliant on private vehicles.</p> <p>The SCTM Forecast Model Report demonstrated that development in the North Lowestoft area would increase travel journeys, however, this was in the capacity of the existing network. The study considered sites in rural areas and showed these would not have a significant impact on the road network.</p> <p>To the north Breydon Water SPA and Ramsar are located approximately 9km away and the Great Yarmouth North Denes SPA 12km. The Broads SAC, Broadland SPA and Ramsar are</p>				

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		located approximately 5km to the south along the River Waveney. There are no European sites in close proximity to the site which could be significantly affected through recreational use or vehicle travel.				
WLP7.5	Land North of The Street (Somerleyton)	This is a brownfield site that has previously been used as a petrol station and associated chemical storage. Part of the site is greenfield. Re-use of the site provides an opportunity for any contamination to be rectified. The village is located near the River Waveney but the scale of development is not of a sufficient to impact on the waterway, The Broads SAC or the Broadland SPA located downstream. The scale of development will not significantly affect any European site.	The Broads SAC, Broadland SPA, Broadland Ramsar.	No.	No.	No.
WLP7.6	Mill Farm Field (Somerleyton)	This allocation is to include 45 dwellings and open space not less than 0.5 hectares. The	The Broads SAC, Broadland SPA, Broadland Ramsar,	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>site is greenfield land adjacent the existing built up area. The proposed open space will improve connectivity within the green infrastructure network in the village.</p> <p>A train station connecting the village to Lowestoft and Norwich is accessible, however, a majority of travel will be via motorised vehicle.</p> <p>The village is located near the River Waveney but the scale of development will not be sufficient to impact on the waterway, The Broads SAC, the Broadland SPA and Ramsar located approximately 5km away or Breydon Water SPA and Ramsar in Norfolk 7km to the north. The scale of development will not significantly affect any European site.</p>	Breydon Water SPA, Breydon Water Ramsar, Great Yarmouth North Denes SPA.			
WLP7.7	Land North of Elms	The site is greenfield and allocated for 16	Benacre to Easton Bavents Lagoons	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
	Lane (Wangford)	<p>dwelling. The village is located in an Area of Outstanding Natural Beauty and is well visited by tourists. Public transport is limited and a majority of travel will require a private vehicle.</p> <p>The Benacre to Easton Bavents Lagoons SAC and SPA are located nearer the coast approximately 2km to the east (7km by road). The designations consist of several different sites and there is limited access provided by car parking and public rights of way. Approximately 2km (5km by road) to the south is the Minsmere to Walberswick SPA and Minsmere to Walberswick Heaths &amp; Marshes SAC which is accessible to the public. The distance to these sites by road or on footway is not convenient and is unlikely to support recreational activities such as dog</p>	SAC, Benacre to Easton Bavents Lagoons SPA, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths & Marshes SAC.			

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>walking on a regular basis. Reydon Wood to the east provides an area of semi-natural character which is popular with dog walkers in the area as it is a short walk from the village. This will contribute towards the mitigation of any potential increase in recreation use for this purpose.</p> <p>There is potentially a small impact associated with new development from recreational visits, however, the scale of growth will not be sufficient to have a significant adverse impact on the designations.</p>				
WLP7.8	Land North of Wangford Road (Wangford)	The site is greenfield and allocated for 22 dwellings. The village is located in an Area of Outstanding Natural Beauty and is well visited by tourists. Public transport is limited and a majority of travel will require a private vehicle.	Benacre to Easton Bavents Lagoons SAC, Benacre to Benacre and Easton Bavents SAC, Easton Bavents Lagoons SPA, Minsmere to Walberswick SPA, Minsmere to Walberswick SPA, Minsmere to Walberswick Heaths &	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>The Benacre to Easton Bavents Lagoons SAC and SPA are located nearer the coast approximately two kilometres to the east. The designations consist of several different sites and there is limited access provided by car parking and public rights of way.</p> <p>The Benacre to Easton Bavents Lagoons SAC and SPA are located nearer the coast approximately 2km to the east (7km by road). The designations consist of several different sites and there is limited access provided by car parking and public rights of way. Approximately 2km (5km by road) to the south is the Minsmere to Walberswick SPA and Minsmere to Walberswick Heaths &amp; Marshes SAC which is accessible to the public. The distance to these sites by road or</p>	Marshes SAC, Outer Thames Estuary SPA.			



Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>on footway is not convenient and is unlikely to support recreational activities such as dog walking on a regular basis. Reydon Wood to the east provides an area of semi-natural character which is popular with dog walkers in the area as it is a short walk from the village. This will contribute towards the mitigation of any potential increase in recreation use for this purpose.</p> <p>There is potentially a small impact associated with new development from recreational visits, however, the scale of growth will not be sufficient to have a significant adverse impact on the designations.</p>				
WLP7.9	Land North of Chapel Road (Wrentham)	The site is greenfield and allocated for housing and open space. Public transport in the village available, however, there is limited employment, services and facilities	The Broads SAC, The Broads SPA, Broadland SAC, Broadland SPA, Benacre and Easton Bavents SAC, Benacre and Easton Bavents SPA,	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>nearby therefore residents will be reliant on private vehicles.</p> <p>The site is located approximately 1.5km from the Benacre and Easton Bavents Lagoons SAC and SPA. Access to these sites is by car (2.5km) and there is limited access to these sites via the public rights of way network. Approximately 6km by road to the south is the Minsmere to Walberswick Heaths &amp; Marshes SAC and further south is the Minsmere to Walberswick SPA. This area is well known for tourism and is about 20km by car and is therefore not considered convenient for regular visits by people living in the new development. Approximately 13km by road north of the site is The Broads SAC and Broadland SPA and Ramsar. These sites are managed and have a visitor centre</p>	<p>Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths &amp; Marshes SAC, Outer Thames Estuary SPA.</p>			

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>on site.</p> <p>While there will be some additional visitation associated with recreational use in these areas and along the coast, the scale of development will not result in any significant adverse impact on any Natura 2000 site.</p>				
WLP7.10	Land West of London Road (Wrentham)	<p>The site is greenfield and allocated for 22 dwellings. Public transport in the village available, however, there is limited employment, services and facilities nearby therefore residents will be reliant on private vehicles.</p> <p>The site is located approximately 1.5km from the Benacre and Easton Bavents Lagoons SAC and SPA. Access to these sites is by car (2.5km) and there is limited access to these sites via the public rights of way network.</p>	The Broads SAC, Broadland SPA, Benacre and Easton Bavents SPA, Benacre and Easton Bavents Lagoons SAC, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths & Marshes SAC.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>Approximately 6km by road to the south is the Minsmere to Walberswick Heaths &amp; Marshes SAC and further south is the Minsmere to Walberswick SPA. This area is well known for tourism and is about 20km by car and is therefore not considered convenient for regular visits by people living in the new development. Approximately 13km by road north of the site is The Broads SAC and Broadland SPA and Ramsar. These sites are managed and have a visitor centre on site.</p> <p>It is not considered the scale of this development either individually or cumulatively with other allocations will have a significant adverse impact on any European site.</p>				

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
<b>Rural Areas – Smaller Villages</b>						
WLP7.11	Land South of Southwold Road (Brampton)	<p>The site is allocated for a variety of uses including housing, community centre and open space. The majority of residents will be reliant on private vehicles for travel. The community centre and open space facilities are being allocated to improve the quality and access to such provision within the village and reduce the need to travel. The site is in the central part of the District and the scale of development at 50 dwellings will not be sufficient to have a significant impact on European sites on its own. There will be a limited amount of visitation to protected sites for recreational use.</p> <p>The Water Cycle Strategy (2017) indicated that water discharged from the Stoven WRC into the River Wang makes its way</p>	Benacre and Easton Bavents SAC, Benacre and Easton Bavents SPA, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths & Marshes SAC.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>downstream to the Minsmere to Walberswick SPA and Ramsar and the Minsmere to Walberswick Heaths and marshes SAC (downstream 7km and 10km respectively). It stated that if the WRC was improved during the plan period then there would be no significant impact on any of the European sites.</p> <p>The allocation individually or cumulatively with other policies will not have a significant adverse impact on any Natura 2000 site.</p>				
WLP7.12	Land at Toodley Farm (Brampton)	This allocation is a greenfield site close to the Brampton railway station for 8 dwellings. The scale of development will not significantly affect any European site.	None.	No.	No.	No.
WLP7.13	Land South of Hogg Lane (Ilketshall St Lawrence)	The site is greenfield and allocated for 25 dwellings. Located centrally in the District, the site is connected to Halesworth and	None.	No.	No.	No.

<b>Strategic Site Allocation Number</b>	<b>Strategic Site Allocation Name</b>	<b>Assessment of potential impact on Natura 2000 sites</b>	<b>Natura 2000 sites that could possibly be affected by Site Specific Allocation</b>	<b>Likely significant effect identified from the Local Plan?</b>	<b>Likely significant effect identified in combination with other plans?</b>	<b>AA needed?</b>
		Bungay by the A144 with public transport available. Residents will be reliant on private vehicles to access services and facilities. The nearest European sites with public access are located over 10km away there are no significant waterways that could be affected by pollution. The allocation will not have a significant adverse impact on any European site.				
WLP7.14	Land East of The Street (Lound)	The site is greenfield and located within the built up area of Lound. The allocation is for 10 dwellings. There is a network of public rights of way in the area but limited public transport. The nearest European site is Breydon water approximately 6km to the north. The development is not of a scale that will affect any European site significantly.	None.	No.	No.	No.
WLP7.15	Land South of Chapel Road	The site is greenfield and allocated for 8 dwellings. There are European sites located	None.	No.	No.	No.

<b>Strategic Site Allocation Number</b>	<b>Strategic Site Allocation Name</b>	<b>Assessment of potential impact on Natura 2000 sites</b>	<b>Natura 2000 sites that could possibly be affected by Site Specific Allocation</b>	<b>Likely significant effect identified from the Local Plan?</b>	<b>Likely significant effect identified in combination with other plans?</b>	<b>AA needed?</b>
	(Mutford)	approximately 3km north of the site and the Benacre and Easton Bavents Lagoons SAC and SPA is located approximately 5km to the east. The scale of development is not sufficient to significantly affect any European site.				
WLP7.16	Land North of Chapel Road (Mutford)	The site is greenfield and allocated for 6 dwellings. There are European sites located approximately 2-3km north of the site and the Benacre and Easton Bavents Lagoons SAC and SPA is located approximately 5km to the east. The scale of development is not sufficient to significantly affect any European site.	None.	No.	No.	No.
WLP7.17	Land North of School Road (Ringsfield)	The site is greenfield and adjacent the existing built up area. The allocation is for 40 dwellings. The village has limited services and faculties. Residents will be required to travel to Beccles approximately 3km away to	The Broads SAC, Broadland SPA, Benacre and Easton Bavents SPA, Benacre and Easton Bavents Lagoons SAC, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar,	No.	No.	No.



Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>access a larger service centre and there is a good bus service available to work in conjunction with this.</p> <p>The Water Cycle Study (2017) identified that water from the Ringsfield Water Recycling Centre is discharged into the Lothingland Hundred River which is connected to the Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons SAC about 17km to the east. The study concluded that an increase of discharge from the WRC would not adversely affect these sites.</p> <p>The SCTM Forecast Model Report found the development would not be of a scale that would adversely affect the road network.</p> <p>The nearest European site is located to the</p>	Minsmere to Walberswick Heaths & Marshes SAC.			

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		north on the north banks of the River Waveney. This site will not be significantly affected by visitation. A small number of recreational visits may be made to The Broads SAC, the Broadland SPA and Ramsar, the Benacre and Easton Bavents SAC and Benacre to Easton Bavents Lagoons SAC and potentially the Minsmere to Walberswick SPA and Ramsar and Minsmere to Walberswick Heaths & Marshes SAC associated with local tourism. The scale of development will not significantly affect any European site.				
WLP7.18	Land Adjacent Mill Bungalow (Rumburgh)	The site is greenfield and allocated for 12 dwellings. There are no European sites located in the area with the most accessible being the Minsmere to Walberswick SPA and Minsmere to Walberswick Heaths & Marshes SAC located more than 13km away. No	None.	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		European sites will be affected significantly by development of this site.				
WLP7.19	Land East of Woodfield Close (Willingham)	The site is allocated for housing and is greenfield land. The site is well connected to the strategic road network and there is access to the Benacre and Easton Bavents Lagoons SAC and SPA located approximately 8km away by vehicle. The amount of housing proposed, 10 dwellings, will not result in much visitation to any European sites. The scale of development proposed is not sufficient to have a significant impact on any European site in its own right or cumulatively with other allocations through recreation or transport. It is considered there will be no significant adverse impact on any Natura 2000 site.	None.	No.	No.	No.
WLP7.20	Land North of Sotterley Road	The site is allocated for housing and is greenfield land. The site is well connected to	Benacre and Easton Bavents Lagoons SAC. Benacre and Easton Bavents	No.	No.	No.

Strategic Site Allocation Number	Strategic Site Allocation Name	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected by Site Specific Allocation	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
	(Willingham)	the strategic road network and there is access to the Benacre and Easton Bavents Lagoons SAC and SPA located approximately 8km away by vehicle. The amount of housing proposed, 25 dwellings, will result in some visitation at both the aforementioned sites and those located to the south including Minsmere to Walberswick SPA and Minsmere to Walberswick Heaths & Marshes SAC, however, this will be very small. Such visits are associated with local tourism and recreation rather than regular visits. The scale of development proposed is not sufficient to have a significant impact on any European site in its own right or cumulatively with other allocations through recreation or transport. It is considered there will be no significant adverse impact on any Natura 2000 site.	Lagoons SPA, Minsmere to Walberswick SPA, Minsmere to Walberswick Ramsar, Minsmere to Walberswick Heaths & Marshes SAC.			

<b>Strategic Site Allocation Number</b>	<b>Strategic Site Allocation Name</b>	<b>Assessment of potential impact on Natura 2000 sites</b>	<b>Natura 2000 sites that could possibly be affected by Site Specific Allocation</b>	<b>Likely significant effect identified from the Local Plan?</b>	<b>Likely significant effect identified in combination with other plans?</b>	<b>AA needed?</b>
WLP7.21	Land West of Lock's Road (Westhall)	The site is allocated for housing and is located on greenfield land. It lies adjacent to the existing built up area where there is access to limited public transport. People will be reliant on services and facilities found in larger service centres such as Halesworth. There are no European sites located nearby and the scale of development is not sufficient to have a significant adverse impact on any Natura 2000 site.	None.	No.	No.	No.

## 4.4. Strategic Planning Policies

The Strategic Planning Policies will assist with the implementation of the Local Plan which sets out in strategic terms, the Council's overall approach to future development in the District. The Strategic Planning Policies will apply to the whole District, excluding the Broads Authority area. The policies will apply to the sites identified in the Local Plan and contain criteria based policies to inform decision making for planning applications. Policies cover a variety of topics such as sustainable development, natural, built and historic assets, housing, climate change, transport, employment, tourism, retail, leisure and office development and open space. The Strategic Planning Policies have been developed in accordance with the vision and strategy set out in the first section of the Waveney Local Plan.

The 35 policies in the Waveney Local Plan are listed in Table 4.4. An assessment of whether each policy is likely to have a significant impact on Natura 2000 sites is included in section 4.6 of this report.

## 4.5 Assessment of potential effects of the Strategic Planning Policies on Natura 2000 sites

*Table 4.4. Strategic Planning Policies set out in the Local Plan*

<b>Policy Number</b>	<b>Strategic Planning Policy Name</b>
WLP8.1	Housing Mix
WLP8.2	Affordable Housing
WLP8.3	Self Build and Custom Build
WLP8.4	Conversion of Properties to Flats
WLP8.5	Gypsy and Traveller Sites
WLP8.6	Affordable Housing in the Countryside
WLP8.7	Small Scale Residential Development in the Countryside
WLP8.8	Rural Workers Dwellings in the Countryside
WLP8.9	Replacement Dwellings and Extensions in the Countryside
WLP8.10	Residential Annexes in the Countryside
WLP8.11	Conversion of Rural Buildings to Residential Use
WLP8.12	Existing Employment Areas
WLP8.13	New Employment Development
WLP8.14	Conversion and Replacement of Rural Buildings for Employment Use
WLP8.15	New Self Catering Accommodation
WLP8.16	New Hotels and Guest Houses
WLP8.17	Existing Tourist Accommodation

WLP8.18	New Town Centre Use Development
WLP8.19	Vitality and Viability of Town Centres
WLP8.20	Local Shopping Centres
WLP8.21	Sustainable Transport
WLP8.22	Built Community Services and Facilities
WLP8.23	Protection of Open Space
WLP8.24	Flood Risk
WLP8.25	Coastal Change Management Area
WLP8.26	Relocation and Replacement of Development Affected by Coastal Erosion
WLP8.27	Renewable and Low Carbon Energy
WLP8.28	Sustainable Construction
WLP8.29	Design
WLP8.30	Housing Density and Design
WLP8.31	Residential Gardens and Urban Infilling
WLP8.32	Biodiversity and Geodiversity
WLP8.33	Landscape Character
WLP8.34	Coalescence of Settlements
WLP8.35	Heritage Assets
WLP8.36	Locally Listed Buildings and Non-Designated Assets
WLP8.37	Conservation Areas
WLP8.38	Archaeology



*Table 4.5. Potential significant impacts of Strategic Planning Policies in the Waveney Local Plan*

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
WLP8.1	Housing Mix	This policy requires the provision of housing that will meet the needs of the District. This will not have a significant adverse impact on any Natura 2000 site.	No.	No.	No.	No.
WLP8.2	Affordable Housing	This policy sets out the approach for the provision of affordable housing and starter homes to meet the needs of the District. Most development is focused on Lowestoft and the market towns with a limited amount in the rural areas. Only small-scale development and affordable housing exception sites will be permitted in the countryside. In conjunction with other Strategic Planning Policies set out in the Local Plan this policy will help determine planning applications. An adopted supplementary planning document is in place at present and this will be amended as appropriate during the plan period. This policy will have no significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.3	Self Build and Custom Build	This policy sets out the approach for the provision of self build and custom build properties to meet the needs of the District. The policy will work alongside other policies that will deliver residential development in suitable locations. This policy will have no significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
WLP8.4	Conversion of Properties To Flats	This policy aims to ensure that conversion of properties to flats does not adversely or cumulatively impact upon the neighbourhood in which the conversion takes place. The policy is focused on localised development and relates to conversion of existing properties which are neither within nor close to designated sites. This policy will have no significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.5	Gypsy and Traveller Sites	This is a criteria based policy to provide sites for Gypsies and Travellers where there is an identified need. The policy requires sites to be located close to services and facilities to reduce the need for travel and does not significantly increase pressure on existing infrastructure. Any impact on protected sites will be mitigated by the application of Policy WLP8.32 'Biodiversity and Geodiversity'. There are existing plots available in the District and no further sites are put forward in the Local Plan. This will be further considered after the Local Plan is adopted. The policy will have no significant impacts for Natura 2000 sites.	No.	No.	No.	No.
WLP8.6	Affordable Housing in the Countryside	This is a criteria based policy that sets out the approach for the provision of affordable housing to meet housing needs in rural areas of the District. The policy aims to direct proposals towards	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		existing settlements where there is better access to services and facilities requiring less travel. With few brownfield sites available in the District that have not been allocated for development exception sites will be on greenfield land. Housing allocations in the Local Plan should be able to provide a majority of the affordable housing need required in the rural areas of the District. Affordable housing sites will need to comply with other policies in the Local Plan which will reduce potential impact on designated sites. An adopted supplementary planning document is in place at present and this will be amended as appropriate during the plan period. This policy will have no significant adverse impact on Natura 2000 sites.				
WLP8.7	Small Scale Residential Development in the Countryside	Most growth is anticipated to be built on allocated sites in larger and smaller villages. However, the policy will support a limited amount of development within hamlets and scattered communities. This provides an opportunity for small scale development to come forward on brownfield and greenfield sites where appropriate. There will be limited opportunities available in these rural areas and development is not anticipated to be significant. By their nature, new development will be	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		reliant on private vehicles to access services and facilities. This policy will be used alongside other Local Plan policies when determining development proposals. As a result of this policy little if any development is anticipated near the Natura 2000 sites and overall there will be no significant adverse impact on any Natura 2000 site.				
WLP8.8	Rural Workers Dwellings in the Countryside	This is a criteria based policy that will restrict new dwellings being delivered in unsustainable locations. The policy will require an applicant to clearly demonstrate the dwelling is needed for rural purposes. Few dwellings are anticipated to be delivered based on this policy. The policy will have no significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.9	Replacement Dwellings and Extensions in the Countryside	This is a criteria based policy that aims to ensure that extensions to existing houses and replacement housing in the countryside is of a scale appropriate for its location. As the policy relates to existing development sites, this policy will not have a significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.10	Residential Annexes in the Countryside	This is a criteria based policy to determining proposals for residential annexes and will be used alongside other policies in the Local plan. As the policy relates to existing development	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		sites, this policy will not have a significant adverse impact on Natura 2000 sites.				
WLP8.11	Conversion of Rural Buildings to Residential Use	This is a criteria based policy to support re-use of exiting dwellings for residential use in rural areas. The policy relates to existing development sites. This policy will not have a significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.12	Existing Employment Areas	This policy is concerned with the protection of existing industrial areas and employment sites from development for other uses. Existing sites are predominantly located within or on the edge of the main towns with a few smaller sites located in rural areas. It is considered that existing or proposed employment sites and uses of this scale will not have a significant adverse impact on any Natura 2000 site.	No.	No.	No.	No.
WLP8.13	New Employment Development	New locations for employment sites are identified at Lake Lothing and the outer harbour in Lowestoft, Oulton (North Lowestoft), Gisleham (South Lowestoft), Ellough and Halesworth. New employment development is expected to come forward in Bungay and has been granted planning permission. The main focus is on sites adjacent to existing employment areas in accessible locations. Ensuring accessible locations helps reduce	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		the need to travel by car and reduce contributions to climate change. Development that comes forward will need to comply with policies in the Local Plan such as Policy WLP8.32 'Biodiversity and Geodiversity' in conjunction with national guidance to mitigate potential adverse impacts created by a development. For larger development proposals a project level HRA will be required to identify any potential adverse impact on European sites. It is considered that existing or proposed employment sites and uses of this scale will not have a significant adverse impact on any Natura 2000 site.				
WLP8.14	Conversion and Replacement of Rural Buildings for Employment Use	This policy sets out the approach to re-using buildings and sites in the countryside for small-scale alternative employment uses including farm diversification and tourism purposes. The policy does not permit development of greenfield sites but allows some redevelopment of previously developed land where it is close to or within rural villages. The policy aims to ensure the scale and design of new proposals is appropriate to its surroundings, i.e. landscape, materials, traffic generation etc. As a result of this policy little if any development is anticipated near any European site. This policy will not have a significant adverse impact on any	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		Natura 2000 site.				
WLP8.15	New Self Catering Accommodation	This is a criteria based policy for small and medium scale development that does not propose permanent structures. Where permanent structures are proposed these will need to be located close to Lowestoft and the market towns to provide good access to services and facilities. The policy encourages provision for cyclists to encourage sustainable travel patterns. In conjunction with other policies related to tourism or allocations in the Local Plan this policy could encourage an increase in the number of people visiting designated sites in the area. No sites are allocated for this use in the Local Plan. While there could be an increase in visitation proposals will be required to comply with other policies in the Local Plan such as amenity, landscape and biodiversity. Additionally, where there could be an impact on a European site a project level HRA may be required. With these contingencies it is considered there will be no significant adverse impact on any Natura 2000 site.	No.	No.	No.	No.
WLP8.16	New Hotels and Guest Houses	This policy enables new holiday accommodation to be delivered where there is existing holiday accommodation and good access to services and facilities. New build accommodation and	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		<p>conversions will take place within existing built up areas. Proposals could be for a variety of scales, particularly in the town centre. Proposals will need to comply with the requirements of Policy WLP8.32 'Biodiversity and Geodiversity' and large scale schemes may be required to undertake a project level HRA. This will identify potential impact such as increased visitation that need to be mitigated to protect European sites. With these contingencies it is considered there will be no significant adverse impact on any Natura 2000 site.</p>				
WLP8.17	Existing Tourist Accommodation	This policy aims to protect existing tourist uses. The policy relates to existing development sites and will not have a significant adverse impact on any Natura 2000 sites.	No.	No.	No.	No.
WLP8.18	New Town Centre Use Development	This policy contains criteria for guiding the location of new retail, leisure and office development and protecting existing town centre uses from conversion to other uses. Previously developed land in accessible locations is favoured with the aim of reducing the need to travel by car and preventing out of town shopping development. This helps reduce contribution to climate change and loss of greenfield land. Development of different scales may come forward and where these are of sufficient size they may be	No.	No.	No.	No.



Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		required to undertake a project level HRA. All proposals will be considered against other policies in the Local Plan including Policy WLP8.32 'Biodiversity and Geodiversity' to protect biodiversity. No development is anticipated in or adjacent to a European site as a result of this policy. There will be no significant adverse impact on Natura 2000 sites.				
WLP8.19	Vitality and Viability of Town Centres	This policy relates to existing town <b>centres</b> and will be used alongside other policies in the Local plan. The policy relates to existing development sites and will not have a significant adverse impact on any Natura 2000 sites.	No.	No.	No.	No.
WLP8.20	Local Shopping Centres	This policy aims to protect local shopping centres for the benefit of the local community where they provide facilities for nearby residential areas. As these are in more accessible locations this policy may help reduce the number of unnecessary car journeys and reduce contributions to climate change. These Local Shopping Centres are located within the built up areas of the towns and are not located near European sites. The policy relates to existing development sites and will not have a significant adverse impact on any Natura 2000 sites.	No.	No.	No.	No.
WLP8.21	Sustainable Transport	This policy aims to promote alternative travel by requiring the	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		provision of infrastructure to support new development and enhance the current network. The requirement for Travel Statements and Travel Plans for larger developments will help reduce reliance on private vehicles and reduce the impact of climate change. The policy requires development to consider cumulative impacts to ensure there is no significant impact on other areas or compounding existing issues. The policy will need to be considered with other Strategic Planning Policies and allocations in the Local Plan in addition to strategies such as the Lowestoft Transport Infrastructure Plan, Suffolk Walking Strategy and Waveney Cycle Strategy. In conjunction with the requirements set out in site allocations this policy will contribute towards mitigating the impact of future proposals. The third crossing in central Lowestoft will be supported with a project level HRA and should help shift traffic away from designated sites to the west. Additionally, the Beccles Southern Relief Road should contribute towards less traffic in the Beccles town centre and nearer protected sites along the River Waveney. The Waveney SCTM Forecast Model Report indicated that new development will not generate traffic that cannot be supported				

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		by the existing road network. The policy is considered to have no significant adverse impact on European sites.				
WLP8.22	Built Community Services and Facilities	The policy aims to protect existing services and facilities to maintain the sustainability of settlements and those in the surrounding area. This will make a positive contribution towards unnecessary travel and in turn climate change. The policy allows for a change of use where stated criteria are met. This policy applies to existing development and therefore will not have a significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.23	Protection of Open Space	This policy protects open spaces, some of which may form part of a network of habitats which link to Natura 2000 sites. Policy WLP8.23 seeks to ensure that open space needs of the District are addressed, which could help relieve visitor pressure on European sites. The Waveney Green Infrastructure Strategy and Biodiversity Audits of sensitive sites and potential development sites will help highlight and identify appropriate mitigation measures. The policy will not have a significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.24	Flood Risk	This policy seeks to direct new development away from areas at risk of flooding while supporting development where	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		appropriate mitigation measures are provided. Not allowing development will help reduce potential water contamination from properties being inundated by water and this flow being released into the wider environment. The policy allows for Neighbourhood Plans to allocate sites in flood risk areas where there are no other sites available and it is demonstrated this risk can be mitigated. This policy will not have a significant adverse impact on Natura 2000 sites.				
WLP8.25	Coastal Change Management Area	This policy directs permanent development away from areas at high risk of coastal erosion. This indirectly prevents development close to European sites that are in the coastal erosion risk zone (e.g. Benacre to Easton Bavents, Minsmere to Walberswick). This policy will not have a significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.26	Relocation and Replacement of Development Affected by Coastal Erosion	The policy directs development away from areas at high risk of coastal erosion to sites in more sustainable locations. This indirectly prevents development close to European sites that are in the coastal erosion risk zone (e.g. Benacre to Easton Bavents, Minsmere to Walberswick). The Local Plan includes allocations that could be used to relocated dwellings at risk from coastal	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		erosion during the plan period. This policy will not have a significant adverse impact on Natura 2000 sites.				
WLP8.27	Renewable Energy	This policy relates to the production of large and small scale renewable and low carbon energy by way of stand alone energy generation or renewable energy schemes. The policy states that these schemes will not be permitted in areas of national importance, which includes Natura 2000 sites unless it can be demonstrated that the objectives of the designation are not compromised. This will not have a significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.28	Sustainable Construction	This policy aims to ensure quality sustainable design in new development. This will not adversely impact on specific designated sites, though should have a positive impact on reducing the impacts of development on the environment. This in turn helps reduce contributions to climate change. The policy will not have a significant adverse impact on any Natura 2000 sites.	No.	No.	No.	No.
WLP8.29	Design	This policy aims to ensure quality sustainable design in all new development proposals. The policy should have a positive impact on reducing the impact of development on the environment and	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		encouraging the creation of more attractive and useful places. The requirements to protect, create and enhance natural features and landscaping could have a positive influence on designated sites by protecting and increasing connectivity between habitats. Building for Life criteria will contribute towards schemes that are well designed which can support sustainable travel, physical activity and enhance the green infrastructure network. This policy will not impact significantly on Natura 2000 sites.				
WLP8.30	Housing Density and Design	This policy aims to make the best use of development land, to maximise density in order to prevent unnecessary loss of greenfield sites on the edge of settlements. This policy will reinforce the strategic aims to deliver development that reflects the character of the existing built up area. The policy encourages higher density development in the most accessible locations, where services and facilities are available and reduction in the number of car journeys is made possible. This could help reduce contributions to climate change. The policy will not have a significant adverse impact on any Natura 2000 sites.	No.	No.	No.	No.
WLP8.31	Residential Gardens and	This policy aims to manage development of gardens and plots of	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
	Urban Infilling	land to ensure they are consistent with the character of the area. Development will be within built up areas where services and facilities are more likely to be available which should reduce the need to travel and climate change. Overall the policy will not have any significant adverse impact on Natura 2000 sites.				
WLP8.32	Biodiversity and Geodiversity	This policy aims to protect and enhance sites of biodiversity and geodiversity value. Higher levels of policy already protect European sites, however, a hierarchy of protected sites is set out to identify those which are most important. The protection given to locally important sites, species and wildlife corridors could have a positive impact on European sites by increasing connectivity with a network of habitats across the District and beyond. One benefit could be to allow species to adapt to changing climatic conditions. This policy will be used alongside other Strategic Planning Policies in the Local Plan and contribute towards delivering the aspirations set out in the Waveney Green Infrastructure Strategy when determining planning applications. For large schemes a project level HRA may be required where there may be an impact on protected sites and this would identify any mitigation measures that need to be put in place.	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		This policy will not have any significant adverse impact on Natura 2000 sites.				
WLP8.33	Landscape Character	This policy aims to protect and enhance the landscape character of the whole District. Higher levels of policy already protect European sites, so there is no need to give further protection in Policy WLP8.33. Policy WLP8.32 gives protection to locally important sites of biodiversity and geodiversity importance. Protection of landscapes indirectly protects species and wildlife corridors that could have a positive impact on European sites by increasing connectivity with a network of habitats across the District and beyond. This policy will be used alongside other Strategic Planning Policies in the Local Plan when considering development proposals. This policy will not have any significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.34	Coalescence of Settlements	This policy aims to protect areas located between settlements and retain their identity. These areas often consist of greenfield land and this will support the protection of areas that may be important for wildlife and retain habitat connectivity between protected sites. The policy may result in sites being considered that are located further away from services and facilities and	No.	No.	No.	No.



Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		therefore increased vehicle travel. This policy will be used alongside other Strategic Planning Policies in the Local Plan when considering development proposals. This will not have any significant adverse impact on Natura 2000 sites.				
WLP8.35	Heritage Assets	This policy aims to ensure that built and historic assets (important buildings, historic townscapes, parks, gardens and landscapes etc.) are protected from inappropriate development. This will not have any significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.36	Locally Listed Buildings and Non-Designated Assets	This policy aims to ensure that built and historic assets (important buildings, historic townscapes, parks, gardens and landscapes etc.) are protected from inappropriate development. This will not have any significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.37	Conservation Areas	This policy aims to ensure that built and historic assets (important buildings, historic townscapes, parks, gardens and landscapes etc.) are protected from inappropriate development. This will not have any significant adverse impact on Natura 2000 sites.	No.	No.	No.	No.
WLP8.38	Archaeology	This policy aims to ensure that archaeological assets are	No.	No.	No.	No.

Strategic Planning Policy	Strategic Planning Policy Name	Assessment of potential impact on Natura 2000 sites	Sites that could possibly be affected by policy	Likely significant effect identified from the Local Plan?	Likely significant effect identified in combination with other plans?	AA needed?
		protected from development. Archaeological exploration does not require permanent structures that could impact on a protected site. This policy will not have any significant adverse impact on Natura 2000 sites.				

## 4.6 Summary and conclusions for Strategic Site Allocations and Strategic Planning Policies in the Waveney Local Plan

The Strategic Site Allocations and Strategic Planning Policies in the Local Plan are considered not to have a significant impact on Natura 2000 sites either individually and cumulatively and in conjunction with other plans and strategies. The strategic aims and objectives are set out in Section 1 'Overall Spatial Strategy'. The overall growth strategy consists of a mix of sites of different scale and character and policies that will guide development to minimise potential impact on both the built and natural environment. Most new development is directed towards areas within and adjacent to town and villages where no European sites are located.

Proposed development in the north of the District is focussed on the North Lowestoft area, primarily around Corton and Oulton, and in the Beccles area. The closest sites that could be affected by the Local Plan in this area are The Broads SAC, Broadland SPA and Broadland Ramsar located along the Waveney Valley, along the coast are the Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons SAC and to the north outside of the District are the Breydon Water SPA and Ramsar and the Great Yarmouth North Denes SPA.

In the south of the District development is focussed around Halesworth with some development in the area of Reydon and the rural villages. European sites in this area closest to the proposed allocations include the Benacre to Easton Bavents SPA, Benacre to Easton Bavents Lagoons SAC, Minsmere to Walberswick SAC and Ramsar and Minsmere to Walberswick Heaths and Marshes SAC.

### Transport

The Suffolk County Transport Model (SCTM) Forecast Model Report (2017) demonstrated that growth proposed in all areas in the District was within capacity of the existing road networks. However, the report acknowledged there would be longer journey times and increased congestion at some junctions, particularly in South Lowestoft. Overall the number of journeys will increase by about 4700 trips daily by 2036. A majority of these will be by car. For employment uses the most significant increase will be for light goods vehicles (LGV) with a lesser amount generated by heavy goods vehicle (HGV) traffic.

Increased traffic volumes will be distributed along the strategic road network including the A12 north and south bound which pass close to European sites along the coast and the A146 which is in proximity to European sites in the Waveney Valley. Overall, the SCTM Forecast Model Report indicates that additional traffic on the road network will not be significant relative to current traffic volumes.

The overall growth strategy directs new development towards existing settlements where people will have better access services and facilities with less reliance on motor vehicles. This will contribute towards minimising carbon emissions which adversely impact upon the climate. This will be supported by Policy WLP8.21 'Sustainable Transport' which seeks to facilitate development that will prioritise travel modes not dependent on private vehicle reducing potential impact on the environment.

Planning policies and allocations will need to be supported with Transport Statements, Transport Assessments and Travel Plans to mitigate potential impacts associated with new development. Where proposals could potentially have a more significant impact on the area a project level HRA and environmental impact assessment may be required which will highlight issues that may need to be mitigated. This will reduce the potential for new development to adversely affect any European site.

## Water quality

The Water Cycle Strategy (2017) found that most development proposed in the Local Plan was within the capacity of the existing waste water system. The strategy identified capacity issues associated with Water Recycling Centres (WRC) in the Beccles area. Additionally, water management issues from freshwater discharges could impact upon European sites were located along the Waveney Valley, however, this could be mitigated with improvement during the plan period to support new development. The Strategy indicated that if improvements were made to the WRC and a waste water management assessment was undertaken there should be no significant adverse impact on the Natura 2000 sites. Sites contributing to discharges from WRCs into the Hundred River and Blyth River catchments were considered to have an impact that would not be significant.

There were some capacity issues at smaller WRCs in rural locations, however, development has not been allocated where this was identified. Policy WLP1.4 'Infrastructure' will ensure that new development will only come forward where existing infrastructure can support this or improvements are made to make the development acceptable.

During the plan period, Waveney District Council will be working with Anglian Water to improve the Beccles recycling centre and consents related to water disposal and extraction will be reviewed during the plan period in the area. These will help mitigate potential impact on European sites along the Waveney Valley and cumulative impacts with other Local Plans such as the Greater Norwich Development Plan and South Norfolk Local Plan are not considered significant.

## **Flood risk and coastal erosion**

No sites in the Local Plan are allocated in areas of flood risk that cannot be mitigated. This will reduce the potential for contamination related to surface water run-off and construction to retain water quality. In central Lowestoft, the focus is on redevelopment of employment land for housing and new employment uses. Lake Lothing in central Lowestoft is contained by Mutford Lock which does not allow for salty water to mix with the freshwater in the Waveney and Yare catchments to the west in the Broads area. This indicates that development in central Lowestoft will not affect European sites along the Waveney River basin.

For unallocated sites that are proposed for development these will be assessed against Policy WLP8.24 'Flood Risk' to ensure development is suitably located. This will contribute towards development that is sustainable and will not have a significant impact on European sites through surface water run-off. Flood mitigation measures provide an opportunity to enhance the green infrastructure network for wildlife.

Two Shoreline Management Plans cover the stretch of coastline from Kelling in North Norfolk to Felixstowe in South Suffolk. A policy of "no active intervention or managed realignment" is proposed for areas of the shoreline south of Kessingland while active prevention is taking place near Corton. It is not considered that the Site Specific Allocations will alter, increase or exacerbate the impact of coastal erosion on European sites.

## **Tourism, retail and employment development**

New tourism, retail and employment related development will make a positive contribution towards the local economy. The Strategic Planning Policies direct proposals towards existing settlements and the policies will be able to resist negative impacts on the environment. Tourism sites are not allocated within the Local Plan and proposals will be determined as they come forward. Policy WLP8.32 'Biodiversity and Geodiversity' and project level HRAs will be important to identify potential risks and protect sensitive areas for these types of proposals.

Green infrastructure and open space is allocated in the Local Plan and in conjunction with Policy WLP32 'Biodiversity and Geodiversity' will contribute towards mitigating the impact of visitation and tourism on protected sites. This will reduce potential cumulative impact associated with other Local Plans and with economic growth, health and recreation strategies. More specifically:

- The Waveney Valley is likely to attract visitors from new development south of Lowestoft. Provision of quality green space and walking routes should contribute towards mitigating 'everyday' recreational visits.

- Development in the Beccles area is likely to attract some visitors to the coastal area south of Kessingland. The Local Plan proposes quality recreational green space to help mitigate this type of impact.
- The area of Walberswick and Minsmere is likely to attract visitors from Reydon but development in this area is limited. Some visitors may come from Halesworth, however, this is a reasonable distance to travel and the town has a good green infrastructure network and recreational walking routes that should mitigate any significant impact associated with visitation. With only a small amount of development proposed in the north of Suffolk Coastal District the area of Walberswick and Minsmere is most likely to be affected by visits associated with tourism rather than residential or economic development.

## Visitation

Development can lead to increased visitation and larger proposals this will need to be considered alongside other management plans such as those prepared by Natural England and the Suffolk Coasts and Heath AONB Management Plan. The potential impact of visitation on European sites will need to be considered in conjunction with mitigation measures undertaken by Suffolk Coastal District Council and Great Yarmouth Borough on sites such as Minsmere to Walberswick Heaths and Marshes SAC, Breydon Water and Great Yarmouth North Denes. Their respective HRAs prepared to support the Local Plans identified the need to invest in measures to protect these habitats such as having a visitor strategy in place to mitigate the potential impact of new development.

Allocations in the Local Plan are located in areas where access to protected sites is not convenient. Most visitation will require residents and visitors to make a conscious decision to travel there by private vehicle for short stay visits. Site allocations in the Local Plan will mitigate the increased demand for recreational green space through the provision of open space in conjunction with alternative green spaces that are easier to access for a majority of the population.

The District is characterised by the coast and rural river valleys. The latter has very limited access. The coast is accessible to the public, however, many of these areas are not identified as European sites providing alternative sights for people to visit. Good access and promoting through the tourism strategy will help reduce the impact of potential visitors on sensitive sites.

## Green infrastructure

A majority of Strategic Site Allocations in the Local Plan are located on greenfield sites. The allocations provide opportunities to deliver open space and enhance the green infrastructure network which will have a positive effect on the environment. This includes protecting locally important wildlife habitats for their own sake and providing open spaces for use by residents of

new and existing development. Wildlife corridors will also increase connectivity between habitats, facilitate migration of species, and enable wildlife to adapt to a changing climate.

The larger allocated sites in the Local Plan require delivery of green infrastructure to support recreational use, enhance public amenity and provide habitat for wildlife. Proposals will be considered against Policy WLP8.29 'Design' to ensure provision will be of a high standard to encourage use. This will contribute towards mitigating any potential impact associated with visitation to European sites in the area by providing accessible green space of recreation and semi-natural character. Policy WLP32 'Biodiversity and Geodiversity' in conjunction with Policy WLP8.23 'Protection of Open Space' will support the protection and enhancement of green infrastructure and sensitive habitats when development is considered during the plan period.

## **Cumulative effects with other plans and strategies**

Development set out in the Local Plans prepared by neighbouring Local Authorities have considered how their proposals have relate to Waveney District through their respective HRA Screening Reports. This screening report has considered the potential impact on European sites with Waveney administrative are and those lying outside of this area. Policies in the Local plan, strategies prepared by the Local Authority and guidance set out by external organisations, including the national Government, will act to ensure that development will not have a significant impact on protected sites that cannot be mitigated.

### *National Planning Policy Framework*

National planning guidance provides a strong emphasis on protecting the natural environment with particular reference given to protecting European sites. The Waveney Local Plan includes criteria passed policies and seeks to protect sensitive sites in line with their designation.

The NPPF provides clear guidance that biodiversity, green infrastructure and open space make important contribution towards delivering sustainable development.

### *Broads Authority*

The Authority administers an area that supports habitats sensitive to change. The Broads Authority prepared the Broads Plan to guide development and protect the intrinsic value of the area including habitats. There is little development proposed or expected to take place in the Broads area. Therefore, any cumulative impacts are not considered to be significant.

### *Great Yarmouth*

North of the District development in Great Yarmouth is focussed around the west side of the main town. The supporting HRA indicated the only potential for significant impact was at Breydon

Water and the North Denes. The primary concern was related to visitation. With recreational areas of similar characteristics and qualities located closer to Waveney additional impact is unlikely. To support the Great Yarmouth Local plan a management strategy was put in place to mitigate potential adverse impacts from visitation. Conversely, The Waveney Local Plan sets out an approach where development will be located in areas where there is existing green space provision available and larger sites propose green space that will provide opportunities for recreation and enhance the green infrastructure network for wildlife.

Residential development of up to 1,000 dwellings and land for employment uses up to 15 hectares in the Great Yarmouth Local Plan is allocated on the south west boundary of Gorleston. A majority of the HGV traffic will likely be northbound towards Norwich and beyond via the A47 while businesses focused towards Lowestoft are more likely to find the South Lowestoft Industrial Estate a more attractive proposition. This could increase commuting traffic between the two towns, however, the A47 already supports high volumes of vehicle traffic and the increase is not significant relative to existing usage. The SCTM Forecast Model Report for Waveney indicated that increased vehicle movements in Lowestoft were within the capacity of the existing road network which suggests the cumulative impact with the Waveney Local Plan will not be significant.

#### *Mid Suffolk*

The Mid Suffolk Core Strategy was accompanied by an HRA screening report which found no significant adverse impacts to protected sites in the area would result from the Local Plan. Much of the development in Mid Suffolk is focused on Stowmarket where the distance from Waveney suggests that development in Waveney will not have any significant cumulative impact with the Local Plan.

#### *South Norfolk*

South Norfolk District Council is part of the Greater Norwich Development Partnership (GNDP). The appropriate assessment for the respective Local Plan found there to be potential cumulative impacts associated when considered with other plans related to water resources, growth and tourism. These have are being mitigated by allocating green infrastructure within the Local Plan.

#### *Suffolk Coastal*

The Suffolk Coastal District Council Local Plan identifies development needs to 2027. There is not a significant amount of growth proposed in the north part of the respective administrative area. An appropriate assessment supporting the Local Plan found there could be potential for significant adverse impact associated with increased visitation. Mitigation measures are being implemented to increase visitor awareness about the sensitive habitats. European sites including Minsmere to Walberswick SPA and Ramsar and the Minsmere to Walberswick Heaths and Marshes SAC are sensitive to visitation through the cumulative impact of local plans and policies and strategies that encourage tourism in the area. However, while there may be an increase in visitation from new residents in Halesworth this is not considered to be a significant increase above those already



visiting the area. New development in these areas is supported with existing green infrastructure in the town or has been allocated as part of larger development sites to mitigate potential impact on sensitive sites.

#### *Green Infrastructure Strategy*

The Waveney Green Infrastructure Strategy will help ensure that new development will protect, deliver and enhance the green infrastructure network where possible. This will support existing European sites through improved connectivity and quality of habitat.

## **Conclusion**

The Local Plan is considered to have no significant impact on Natura 2000 sites when considered either independently or in combination with other plans and strategies. Therefore, it is not considered necessary to undertake an Appropriate Assessment of the Waveney Local Plan.

## **Monitoring**

There will not be any significant impact on Natura 2000 sites with the approach set out in the Local Plan and when considered in conjunction with other plans and strategies. It is necessary to monitor whether policies are being implemented as intended and how effective they are in delivering the vision and objectives of the Local Plan. The condition of Sites of Special Scientific Interest (SSSI's – which include all European Sites, amongst others) is likely to be included in the monitoring framework for the Local Plan. This will allow any adverse impacts on SSSIs to be monitored and policies reviewed if necessary.

## List of abbreviations

GB	Great Britain
NPPF	National Planning Policy Framework
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

## Sources of background information

Natura 2000 Standard Data Forms and Information Sheets on Ramsar Wetlands, at [www.jncc.gov.uk](http://www.jncc.gov.uk) - Details of protected sites.

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