

Page and Policy / Paragraph No	Examiner's proposed Modification	Consideration of Examiners proposed Modification	Action to be taken
Policy HBE1: Location of Development	Delete the policy. Replace the policy with a Community Aspiration (with a title CA: Location of development and the potential for a north/south relief road). The Community Action can remain in sequence in its current position in the Plan but with the removal of the coral colour from the policy box to distinguish it from the land use policies.	Agree that this approach would highlight community's wishes on providing a context for future work on the need for a north/south relief road and on the location of development. This also consistent with comments raised at Reg.16 consultation stage.	Accept recommendation
	At the end of paragraph 6.1.7 add: <i>'The neighbourhood plan recognises that the emerging Local Plan proposes additional residential allocations as shown in Figure 7. This Plan does not seek to challenge these sites. At the same time, it does not directly propose additional development. However, where other development comes forward the community has a preference that it should be located to the east or west of the town rather than to the north or to the south. This approach is captured in Community Aspiration 1 below'</i> .	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
	At the end of paragraph 6.1.8 add: <i>'Given that this project is at an early stage it would not be practicable to safeguard a route in the neighbourhood plan. On this basis the matter is addressed in a Community Aspiration rather than a land use policy. In the event that the process becomes clearer within the Plan period the Town Council would have the opportunity to review the Plan and, as appropriate, safeguard an identified route.'</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
HBE2: Mixed Housing	Delete the third paragraph of the policy.	Agree the basic conditions test should occur against the adopted rather than emerging Local Plan.	Accept recommendation
Policy HBE3: Well-designed developments	In the second part of the policy (list of criteria) add at the start: 'Where relevant to the proposed development' At the beginning of criterion vi add 'Provide'	Agree with the minor modifications that adds clarity to the policy.	Accept recommendation

	In the final part of the policy replace 'is encouraged' with 'will be supported'		
Policy HBE4: Attractive town centre and Conservation Area	Replace the first sentence of the policy with: Development proposals within the Conservation Area should preserve or enhance its character or appearance. In particular proposals that respond positively to creating an attractive public realm, local townscape and the quality and appearance of the conservation area will be supported.' Replace the beginning of the second sentence with: 'Where appropriate to the proposal concerned development should incorporate the following matters:	Agree with refining the policy so that it refers explicitly to the conservation area, and introduces the concept of developments 'preserving or enhancing' its character. This is consistent with BDC comments raised at Reg.16 consultation stage regarding viability and preserving conservation areas.	Accept recommendation
	At the end of paragraph 6.1.17 add: <i>'Policy HBE4 sets out particular policy requirements for development in the conservation area.'</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy HBE5: Non-designated heritage assets	Replace the policy with: 'The buildings shown in Appendix D and on Figures 10 & 11 are identified as important character buildings and historic features. [List the 25 buildings/historic features.] Proposals for the demolition, redevelopment or substantial alterations to the identified important character buildings and historic features should demonstrate the consideration that has been given to retaining: <ul style="list-style-type: none"> • the important character building or historic feature itself; • its most distinctive and important features; • the positive elements of its setting and its relationship to its immediate surroundings; and • the contribution that the building or historic feature and its setting makes to the character of the local area.'	Agree with replacing this policy so that it is consistent with national guidance.	Accept recommendation
	Replace the title of the policy to read: 'Important character buildings and historic features'	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
	In paragraph 6.1.20 replace the first two sentences with:	This is consistent with BDC	Accept

	<p><i>'In addition to its listed buildings Swaffham has several other buildings and historic features. They are important in their own right and in providing distinctiveness and character to the town. As Breckland Council does not have a local list of non-designated assets the neighbourhood plan has separately identified a series of important character buildings and historic features.'</i></p> <p>In the third sentence replace <i>'Making a list can'</i> with <i>'The identification of character buildings and historic features will'</i></p> <p>At the end of the paragraph add: <i>'The identification of these important character buildings and historic features does not constitute a local list of non-designated heritage assets. In the event that Breckland Council chooses to introduce a local list of non-designated heritage assets the 25 buildings/historic features could be considered for inclusion in that list.'</i></p> <p>In the titles/keys to Figures 10/11 replace <i>'Non-designated heritage assets'</i> with <i>'Important character buildings and historic features.'</i></p>	<p>comments raised at Reg.16 consultation stage regarding the authority not having a 'non-designated heritage assets list'.</p>	<p>recommendation</p>
<p>Policy HBE6: Entrances and gateways to Swaffham</p>	<p>In the first part of the policy at the beginning add 'Wherever practicable' and replace 'must' with 'should'.</p> <p>In the second part of the policy after 'The Brecks' add 'where appropriate'; replace 'could' with 'would' and insert 'unacceptable' between 'an' and 'adverse'.</p>	<p>Agree with the minor modifications that adds clarity to the policy. Also this is consistent with BDC Reg.16 comments about including reference to 'The Brecks'.</p>	<p>Accept recommendation</p>
	<p>At the end of paragraph 6.1.21 add: <i>The Brecks is a landscape character area as defined by Natural England (NCA Profile 85). As a town Swaffham lies within The Brecks</i></p>	<p>The Proposed Modification clarifies the approach taken by the amended policy.</p>	<p>Accept recommendation</p>
<p>Policy HBE7: Community Safety</p>	<p>In the first part of the policy add at the beginning 'Where appropriate to the proposed development'</p> <p>In the first part of the policy add 'and' after the fourth criterion</p> <p>In the second part of the policy replace 'will be expected to' with</p>	<p>Agree with the minor modifications that adds clarity to the policy.</p>	<p>Accept recommendation</p>

	'should'		
Policy TRA1: Traffic volume	In the first sentence of the policy reposition 'will be supported' to the end of the sentence. Delete the third paragraph of the policy.	Agree with the minor modification that adds clarity to the policy and is consistent with the approach taken towards Policy HBE1 regarding removing reference in the policy to a relief road. This is also consistent with comments raised at Reg.16 consultation stage.	Accept recommendation
	At the end of paragraph 6.2.6 add: <i>'The issue of the potential for the delivery of such a relief road is addressed in further detail in a Community Action <u>Aspiration</u> of this Plan.'</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy TRA2: Traffic flow	Delete the policy. <i>Replace the policy with a Community Aspiration (with a title CA: Traffic Flow). The Community Aspiration can remain in sequence in its current position in the Plan but with the removal of the coral colour from the policy box to distinguish it from the land use policies.</i>	Agree with is approach as traffic management measures are delivered by the Highways Acts rather than the planning system. Also conversion to a Community Aspiration is consistent with comments raised at Reg.16 consultation stage.	Accept recommendation
Policy TRA3: Walking and cycling	No modification required.	N/A	N/A
Policy TRA4: Private parking	Replace the first sentence of the policy with: 'All new development, including proposals for individual dwellings, should provide private parking to development plan standards.' In the second part of the policy replace the opening section with: 'Where appropriate to the proposal and its location the parking provision should deliver:' In the second part of the policy replace criterion i. with: Off street parking provision to development plan standards	Agree with the minor modifications that adds clarity to the policy. This is also consistent with BDC comments raised at Reg.16 consultation stage regarding Local Plan parking standards.	Accept recommendation

	At the end of 6.2.13 add: <i>'Policy TRA4 addresses this important factor. It has been designed to be consistent with the wider development plan. Its ambition is to keep roadways clear from obstructions and parked vehicles.'</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy TRA5: Public parking	Replace 'Public parking.... commuter use' with 'Proposals for public car parking for longer stay/commuter use outside the town centre will be supported'	Agree with the modification so that it reads as a policy and not a statement. This is consistent with the BDC comments raised at Reg.16 consultation stage	Accept recommendation
Policy ENV1: Air Pollution	Replace the policy with: 'Development proposals should identify how they have taken account of existing levels of air quality in the neighbourhood area and have been designed to ensure they do not contribute unacceptably to air quality levels in the designated Air Quality Management Area. In particular, all new built development within and immediately adjacent to the Air Quality Management Area should incorporate tree planting where it is practicable to do so. Proposals for new community facilities and amenities will not be supported within and immediately adjacent to the Air Quality Management Area unless it can be demonstrated that no other sites are available to accommodate the development concerned and that appropriate mitigation measures are incorporated as part of the wider proposal.'	Agree with the replacing of the policy so it provides the clarity in terms of policy wording. This approach consistent with BDC comments made at Reg.16 consultation stage regarding tree planning.	Accept recommendation
	At the end of the first sentence of paragraph 6.3.6 replace <i>'wherever they are situated in Swaffham'</i> with <i>'in and immediately adjacent to the AQMA'</i> Replace the second sentence of paragraph 6.3.6 with: <i>'Policy ENV1 sets out a policy dimension to this important matter. At its heart is an approach to ensure that new development in the AQMA will not add further to the existing air quality issues in this important and sensitive part of the town.'</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy ENV2: Climate Change	In the first part of the policy delete 'As part.... green credentials' and replace 'must' with 'should' .	Agree with the modifications that adds clarity to the policy.	Accept recommendation

	<p>At the beginning of the modified part of-the policy add ‘Where practicable’</p> <p>In the third part of the policy delete ‘where they....landscape character’ and add the following: ‘Subject to the following criteria:</p> <ul style="list-style-type: none"> • they avoid or adequately mitigate shadow flicker, noise and unacceptable adverse impacts on air traffic operations, radar and air traffic installations; • they would not have an overshadowing or overbearing effect on properties in the surrounding area; and • they would not have a detrimental impact on the wider landscape setting of the town by virtue of their positioning, height or design either individually or in combination with other such development.’ 	<p>This is also consistent with comments raised at Reg.16 consultation stage regarding local amenity and shadow flicker.</p>	
	<p>At the end of paragraph 6.3.7 add: <i>‘Policy ENV2 sets out a policy approach on this matter. Whilst it offers general support to renewable energy development it includes important environmental safeguards.’</i></p>	<p>The Proposed Modification clarifies the approach taken by the amended policy.</p>	<p>Accept recommendation</p>
<p>Policy ENV3: Localised flooding areas</p>	<p>In the first part of the policy replace the opening sentence with: ‘Development proposals within the immediate locality of any of the localised flooding areas should use appropriate drainage methods to prevent and where appropriate alleviate the localised flooding.’</p> <p>In the second part of the policy replace ‘Existing identified...limited to:’ with ‘The following locations within the town (as shown in Figure 16) are identified as localised flooding areas:’ Reverse the order of the first and second parts of the policy.</p> <p>Delete the third section of the policy.</p>	<p>Agree with the deletion of the paragraph concerning sustainable drainage, which is consistent with BDC comments raised at Reg.16 consultation stage. Also agree with reconfiguring the policy to make the approach taken clearer.</p>	<p>Accept recommendation</p>
	<p>In paragraph 6.3.8 delete the final sentence.</p> <p>At the end of the modified paragraph add:</p>	<p>The Proposed Modification clarifies the approach taken by the amended policy.</p>	<p>Accept recommendation</p>

	<i>'Policy ENV3 sets out a policy context against which development proposals in the immediate locality of the identified localised flooding areas can be assessed and determined.'</i>		
Policy ENV4: Important public local views and vistas	Replace the opening part of the policy with: 'The following views and vistas (as shown on Figures 17 and 18) are designated as Important Public Local Views and Vistas:' After the list of six views insert a new paragraph to read: 'Development proposals within or which would affect an Important Public Local View and Vista should ensure that they respect and take account of the view concerned. Developments which would have an unacceptable adverse impact on the landscape or character of the view or vista concerned will not be supported'	Agree with the modifications that adds clarity to the policy. This approach is consistent with comments raised at Reg.16 consultation stage on this issue.	Accept recommendation
	<i>In figure 17 show the six views by cones rather than simple arrows.</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy ENV5: Dark Skies	No modification required.	N/A	N/A
	At the end of paragraph 6.3.10 add: <i>'Policy ENV5 addresses both general street lighting and specific lighting on residential and commercial buildings. On the latter point the Plan acknowledges that certain lighting on buildings is permitted development and therefore beyond planning control.'</i>	The Proposed Modification clarifies the approach that some lighting on buildings comes under permitted development.	Accept recommendation
Policy ENV6: Designated Local Green Space	Replace the final paragraph of the policy with: 'Development on designated Local Green Space will only be supported in exceptional circumstances.'	Agree with the minor modification that simplifies the policy wording.	Accept recommendation
	<i>Replace figure 19 with the revised figure 19 at the end of this report.</i>	The Proposed Modification clarifies the approach taken by the amended policy	Accept recommendation
	<i>Remove Manor House Gardens from Appendix H and ensure its full compatibility with the policy and figure 19.</i>	The Proposed Modification ensures consistency with the policy.	Accept recommendation
	At the end of paragraph 6.3.12 add: <i>'Policy ENV6 applies the approach in paragraph 78 of the NPPF to</i>	The Proposed Modification clarifies the approach taken by the amended	Accept recommendation

	<i>the identified local green spaces in Swaffham. Plainly within the Plan period exceptional circumstances may arise which would justify a degree of development on local green spaces. Such proposals will be considered on a case-by-case basis. The expansion of schools into the designated local green spaces within their wider sites have the potential to be considered as exceptional circumstances.'</i>	policy.	
Policy BUS1: Green credentials	In the initial part of the policy replaced 'particularly encouraged' with 'supported' . Before the two types of businesses (i and ii) add: 'Proposed business development which would result in either of the following categories of business activity will be particularly supported:'	Agree with the minor modifications that adds clarity to the policy wording. This approach is consistent with comments raised at Reg.16 consultation stage on this issue.	Accept recommendation
Policy BUS2: New businesses	In the first part of the policy replace 'units are encouraged' with 'development will be supported' . In the second part of the policy replace 'All new business' with 'Proposals for new business development' and 'need to' with 'should' . In the third part of the policy replace 'Businesses' with 'Proposals for new business development' .	Agree with the minor modifications that adds clarity to the policy wording.	Accept recommendation
Policy BUS3: Shops in new development areas	Replace the policy with: 'Proposals for the development of convenience/small shops within the residential allocations will be supported. Such development proposals in residential allocations to the south of the town centre will be particularly supported.'	Agree with replacing this policy so that it provides better clarity regarding the policy wording.	Accept recommendation
	At the end of paragraph 6.4.9 add: <i>'Policy BUS3 addresses this important matter. It offers particular support to the development of retail facilities in the housing allocations to the south of the town as they are the farthest away from the retail facilities in the town centre.'</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy BUS4: Town centre retail	In the first part of the policy replace 'a mix of.....A3 (food and drink)' with 'proposals for new retail and town centre uses will be	Agree with the modifications that add clarity regarding policy wording	Accept recommendation

	<p>supported and in particular for</p> <p>In the schedule of uses replace the details in brackets so as to read: A1 (Shops) A2 (Financial and professional services) A3 (Restaurants and cafes)</p> <p>Delete the second paragraph of the policy.</p>	and flexibility regarding future uses.	
	<p>At the end of paragraph 6.4.15 add: <i>'Plainly there may be circumstances where existing retail uses are no longer viable. Where they are not replaced by other retail uses (and for which planning permission would not be required) proposals for alternative uses will be considered by Breckland Council on their individual merits. The community has a preference for leisure or community uses in the ground floor of such buildings.'</i></p>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy BUS5: Attractive and viable town centre	<p>In the second part of the policy replace 'In particular.... considered;' with 'In particular the following enhancements will be particularly supported:'</p>	Agree with the minor modifications that adds clarity to the policy wording.	Accept recommendation
	<p>At the end of paragraph 6.4.16 add: <i>'The second part of Policy BUS5 provides a supporting context within which enhancement schemes could be developed further in the Plan period'</i></p>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy BUS6: Telecommunications	<p>Replace the first sentence with: 'Proposals for new business development will be supported where they comply with other relevant policies in the development plan and where they provide appropriate connections into the buildings concerned for the internet access available in the area at that time'</p>	Agree with the modification that adds clarity to the policy wording.	Accept recommendation
Policy COM1: Sports and leisure facilities	<p>In the second part of the policy delete '(see paragraph 38 of the NPPF)'</p>	Agree with the modification as this approach addresses the issue raised at Reg.16 consultation stage that this reference does not reflect the revised 2018 NPPF.	Accept recommendation
	<p>At the end of paragraph 6.5.6 add:</p>	The Proposed Modification clarifies	Accept

	<i>'Policy COM1 offers support for the development of new or improved sporting facilities. The second part of the policy refers to the accessibility of any new facilities to the transportation network. This reflects national policy the NPPF'.</i>	the approach taken by the amended policy.	recommendation
Policy COM2: Informal meeting places, play spaces and parks	<p>Replace the first sentence of the policy with: 'Proposals for new residential development should provide outdoor play spaces, informal meeting places and parks to development plan standards.'</p> <p>Delete the second sentence of the first paragraph of the policy.</p> <p>In the second paragraph of the policy delete the fifth criterion and insert 'and' at the end of the third criterion.</p> <p>Replace the third paragraph of the policy with: 'Where it is appropriate to do so social spaces for stopping and sitting should be incorporated within the overall provision of outdoor spaces as required by the first part of this policy.'</p>	Agree with the modifications that confirm that development plan standards need to be met, that reference to management plans is removed and rewords the last paragraph. Also to be consistent with the modification to Policy ENV3, this also removes reference to sustainable drainage, and is consistent with comments raised at Reg.16 consultation stage on this issue.	Accept recommendation
Policy COM3: Community buildings	<p>In the first part of the policy replace the first sentence with the following: 'Proposals for new community buildings will be supported'</p> <p>In the second part of the policy insert 'or' after the first criterion.</p>	Agree with the minor modifications that adds clarity to the policy wording.	Accept recommendation
	At the end of paragraph 6.5.13 add: <i>'For the purposes of Policy COM3 community buildings and amenities are buildings to a wide range of facilities to which the public have access. They general[ly] fall within Class D1 (non-residential uses) of the Use Classes Order.'</i>	The Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Policy COM4: Health care and social care	No modification required.	N/A	N/A
Policy COM5: School and preschool provision	<p>In the first part of the policy delete 'Where required'.</p> <p>Replace the second part of the policy with:</p>	Agree with the minor modifications to the policy wording that adds clarity to the policy.	Accept recommendation

	'Proposals for new or improved preschool provision will be supported'		
Other matters	<i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i>	Agree to enable a more accurate document to be produced for the Referendum.	Accept recommendation
Breckland Council amendments		Accept all the following modifications as consistent with BDC comments raised at Reg.16 consultation stage.	Accept recommendation
On the Front Cover and in paragraph 1.1	Replace 2019-2039 with 2016-2036.	As above	As above
Figure 1:	Add key to read 'Swaffham neighbourhood area'	As above	As above
Paragraph 6.1.1	Replace the first sentence with 'Development is defined in Section 55 of the Town and Country Planning Act 1990 (as amended). It can include both new the construction of new buildings and structures and the change of use of existing buildings.'	As above	As above
Paragraph 6.1.2	<i>Update the paragraph to reflect the extent to which the most recent version of the emerging Local Plan affects the delivery of growth in the Plan period.</i>	Amendments required as follows: <i>It is proposed that the town will provide an additional 1612 new dwellings over the period of the emerging Local Plan. Of these 1612 dwellings, 1007 have either already been completed or are committed and a further 605 dwellings are proposed up to 2036.^{6/6} Pre-submission version of the Local Plan (20)7).</i>	As above
Paragraph 6.1.3	<i>At the end of paragraph 6.1.3 add: 'The various sites are shown on Figure 7'.</i>	As above previous line	As above