

Major Modifications

The following table sets out the major modifications to the Breckland Local Plan as a result of the Council’s response to the matters and issues questions.

The table below relates to wording, tables, diagrams and maps in the Breckland Local Plan. The table sets out the following information:

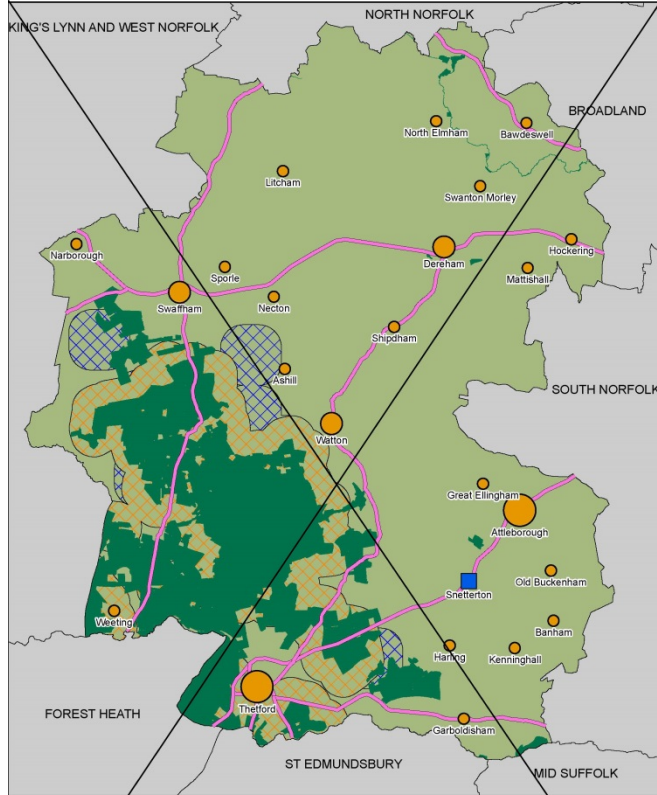
1. Proposed modification reference - The reference number is composed as follows: Major Modification (MA)/Local Plan Section/Local Plan Policy number or reference/Unique letter identification.
2. Page number - The page number of the Breckland Local Plan Pre-Submission publication
3. Policy / Site / Paragraph / Figure – The section of the Breckland Local Plan Pre-Submission publication
4. Proposed Modification – detail of the amendment proposed
5. Reason for change – details of why the change is proposed/justification for change

The following format has been used to denote modifications:

- Underlined text = new text suggested
- ~~Strikethrough text~~ = text proposed for removal

Mod Ref	LP Page Number	Policy / Site / Para / Fig	Text with proposed Modification	Reason for change
MA/I /KD/ A	8	Figure 1.1	Amend Figure 1.1 as follows:	Consistency with the Habitats Regulation Assessment (LP/S/4).

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MA/GP/04/A	21	GEN 4	<p>Revise Attleborough section, paragraph 2.21 of the supporting text under heading ‘Site Context and Constraints’: 2.21 The Historic Characterisation Study identifies limited designated and non-designated <u>heritage</u> assets within and surrounding the boundary of the SUE and contains an analysis</p>	<p>To set out the wider context of the historic environment in the supporting text to justify proposed policy</p>

			<p><u>of the immediate and wider context of the site. Significant heritage assets include the Scheduled Ancient Monument (Bunns Bank) and the Grade II listed Besthorpe Hall. Of note, is the imposing linear earthwork of the Scheduled Monument of Bunn’s Bank which runs close to the south eastern boundary of the site. Its significance relates to its survival as a well preserved earthwork and archaeological deposits which are of evidential and historic value. The Historic Characterisation Study highlights the likelihood that this continues inside the SUE boundary, therefore further archaeological investigation to the west of Bunn’s Bank is required by the policy. Further designated heritage assets within or adjacent to the SUE include the Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area. The masterplan for the SUE should take consideration of these and other non-designated assets in the design and layout of the site.</u></p> <p><u>2.22 If impact is unavoidable, the masterplan should outline adequate mitigation measures to the satisfaction of the Council in consultation with Historic England. Mitigation measures should be based on an assessment of the significance of designated and non-designated heritage assets and the findings of the Historic Characterisation Study and could include buffer areas of open space, landscaping, alterations to the layout and/or proposed densities in the vicinity of heritage assets, amongst other measures. A Heritage Asset Statement will be required to address the impact of development on the historic environment and potential additional surveys may be required following consultation with Historic England.</u></p>	<p>clauses relating to designated and non-designated heritage assets and the requirement for archaeological surveys.</p>
MA/GP/04/B	26	GEN 4	<p>Policy GEN 4, under Development requirements of Attleborough SUE, delete wording in the 5th paragraph and replace with the following text:</p> <p>Any proposal will have to consider the findings of the Historic Characterisation Study and carry out further assessment work into the historic landscape to the south of Attleborough to the satisfaction of the Council and Historic England.</p> <p><u>Development proposals for Attleborough SUE will conserve, and where possible, enhance the historic environment. The Historic Characterisation Study should inform an</u></p>	<p>To ensure the development requirements adequately address the significance of the historic environment and that this forms an integral consideration in the planning of Attleborough SUE.</p>

			<p><u>appropriate design response and any masterplanning exercise, including any mitigation measures. Development proposals must:</u></p> <ul style="list-style-type: none"> • <u>Conserve, and where possible, enhance designated heritage assets and non designated heritage assets and their settings. Designated heritage assets include Bunn’s Bank Scheduled Monument, Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area</u> • <u>Respect the rural nature of the site and the location of the site as a gateway from the south;</u> • <u>Explore opportunities to create a pattern of development and open space which naturally aids the understanding and interpretation of the significance of heritage assets, in particular Bunn’s Bank Scheduled Monument;</u> • <u>Retain and respond to important landscape features throughout the site;</u> • <u>Be informed by archaeological surveys, where required, in line with policies ENV 07 and ENV 08, particularly the area to the west of Bunn’s Bank Scheduled Monument.</u> 	
MA/ GP/0 4/C	26	GEN 4	<p>Policy GEN 4, under Development requirements of Attleborough SUE, delete wording in the 9th paragraph and replace with the following text: A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought. Ongoing discussion between the Council, the developer and Anglian Water Services to determine an appropriate, deliverable solution for Wastewater Treatment Work (WwTW) improvements is required following the development of 1,800 homes in time to serve the development of 4,000 dwellings, of which, 2,650 are to be completed within the plan period.</p>	To remove reference to the trigger point of 1,800 homes to avoid confusion over the requirement to determine an appropriate, deliverable solution for Wastewater Treatment Works for the entire allocation of 4,000 homes.
MA/ GP/0 4/D	27	GEN 4	<p>Masterplan, add an additional point following criteria 15:</p> <p><u>16. The Masterplan will be informed by the presence of designated and non-designated heritage assets and their settings, this will include an investigation of the archaeological significance of the site, particularly the area west of Bunn’s Bank. Proposals for the siting of major infrastructure, such as the link road required to serve the development, or</u></p>	To ensure that the masterplan is informed by a full understanding of the impact on the historic environment seeking to conserve and enhance

			<p><u>infrastructure upgrades to the existing town centre will be informed by an appraisal of the impact upon the historic environment.</u></p>	designated and undesignated heritage assets.
MA/H/04/A	37	HOU 04	<p>Add the following text after paragraph 3.20:</p> <p><u>As per Criterion 2, growth in each settlement will not lead to an increase of more than 5% from the date of adoption of the plan. Appendix 5 sets out the detailed methodology regarding the calculation of this 5% increase and provides a table, which sets out the number of new dwellings for each settlement.</u></p>	
MA/H/07/A	44	HOU 07 Supporting text	<p>Amend paragraph 3.58 of the supporting text:</p> <p>a commuted sum will be sought at £50,000 per equivalent whole dwelling as recommended by the Council's Local Plan CIL Viability Assessment, <u>or successor evidence endorsed by the Council.</u></p>	Clarification that the figure is based on the Viability Assessment, but that this may be subject to change dependant on Council endorsed evidence base documents which are more up to date.
MA/H/04/B	44	HOU 07	<p>Delete wording in clause iv. and replace with the following wording:</p> <p>The affordable rented housing provided on site should remain as affordable housing in perpetuity. Provision will be provided through planning obligations in order to provide the affordable housing and ensure its availability to initial and successive occupiers.</p> <p>iv. <u>The affordable housing should be provided on site. Provision will be made through planning obligations to secure the affordable housing and to ensure it is available at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;</u></p>	Consistency with the NPPF

MA/ H/04 /C	44	HOU 07	<p>Amend Policy HOU 07 – Affordable Housing, under commuted sums:</p> <p>In exceptional circumstances, off-site contributions in lieu of built units on site will only be considered where evidence is provided to the Council's satisfaction that the site is not otherwise viable. <u>this is robustly justified by evidence. Where the provision of on site units threatens the viability of the development, the applicant will be required to submit an open book viability assessment in accordance with clause vi of this policy.</u></p>	to avoid misinterpretation and to clarify the policy requirement
MA/ H/11 /A	53	HOU11	<p>Amend last sentence to state: Extensions or alterations that adversely affect the setting of a Listed Building or group of Listed Buildings will <u>would cause substantial harm to a designate heritage asset or its setting should be refused.</u></p>	To be consistent with national policy
MA/ H/D 1/A	69	Insert Saved Policy – D1 after Dereham Housing Allocation 5	<p>Copy entire text from policy D1 in the Site Specific Policies and Proposals Development Plan Document, 2012.</p> <p><u>Saved Policy - Policy D1</u> <u>The Old Maltings</u> <u>Land amounting to 6 hectares is allocated for residential development of approximately 180 dwellings. At least 0.1 hectares of children's play space will be provided within the site including a LEAP. Development will be permitted subject to compliance with adopted Core Strategy Policies and the following criteria:</u></p> <ul style="list-style-type: none"> <u>a. Principal access to the site is provided from Norwich Road, with secondary access provided onto Greenfields Road;</u> <u>b. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the existing heritage assets. The scheme design proposal will be informed via a detailed appraisal of the assets significance;</u> <u>c. Development respects the amenity of the existing dwellings within or adjoining the site;</u> <u>d. Important trees on site are retained and included as part of the landscaping scheme;</u> <u>e. Dedicated pedestrian and cycle links are provided to Norwich Road and to Greens Road; and</u> <u>f. Suitable upgrades to the foul sewerage network are secured.</u> <p><u>Development of this site is phased for delivery in the period between 2014 and 2019 in</u></p>	To provide consistency with other saved allocations within the plan.

order to secure a continuous supply of housing land over the Plan period and allow for necessary improvements to strategic infrastructure including confirmation of capacity at an appropriate Waste Water Treatment Works and suitable sewerage network. The release of the site will also be subject to the preparation and agreement of a masterplan with the Local Planning Authority. The Council will, in consultation with the Highway Authority, seek appropriate contributions for off-site highway improvements along Norwich Road.

Reasoned Justification

The site comprises approximately 6 hectares of previously-developed land which includes the former Maltings at Norwich Road, Dereham. The site is located close to the town centre and is an area of primarily vacant and derelict land that includes areas of remaining hardstanding and the foundations of previous structures.

The eastern extent of the site includes some existing low-intensity industrial activities taking place as well as a range of dated agricultural/ industrial buildings which are currently still occupied. The maltings buildings are both an important heritage asset and a prominent standing record of the town's industrial past. The maltings are described in the statutory listing as being 'a very complete rare survival of a medium sized maltings'; this rarity is confirmed by the listing at grade II*.

The main component of the site includes land associated with the former Maltings which is currently accessed from Norwich Road by a single track roadway adjacent to the former Maltings building itself. An additional access point to the east of the site exists which is currently used by the existing engineering and haulage operators. The site also includes a number of areas of mature tree borders that segregate parts of the site, some of which separate the areas of the site that are currently in different ownerships. These borders also form key landscape corridors through the site. There are also a number of existing dwellings within and adjacent to the site and it is important that the amenity of those residents is not adversely affected by the development.

The provision of safe Highway access is a key requirement for development and the access point to Norwich Road will require upgrading to enable two-way traffic. An

			<p><u>alternative secondary access will be required to the eastern extent of the site on to Greenfields Road. However, the existing Norwich Road access could form the principal access, although it is expected that this should also deliver a safe pedestrian/ cycle link from the site to the town centre to be secured at this point.</u></p> <p><u>The site has some contamination issues as a result of it's previous uses. These include a brewery, filled quarry, brick manufacturing, and a tannery. However, although remediation will be required, this will enable a safe and viable development to take place. The Dereham Stream also flows through the site although this is culverted and will need to be taken in to account in any redevelopment scheme. Development should ensure that surface water disposal does not result in harm to the stream, and as a result the receiving watercourse.</u></p>	
MA/ H/W 2W4 /A	87	Insert Saved Policy – W2 and W4 after Watton Housing Allocation 2	<p>Copy entire text from policies W2 and W4 in the Site Specific Policies and Proposals Development Plan Document, 2012.</p> <p><u>Policy W2</u></p> <p><u>Land to south of Norwich Road – Former RAF Officers Mess</u></p> <p><u>Land amounting to approximately 10.55 hectares is allocated for residential development of 72 dwellings and open space provision within the site occupied by the former RAF Officers Mess. The site is split into three separate sections with the northern and southern sections allocated for residential development and the central section allocated for open space provision. Development will be subject to compliance with adopted Core Strategy policies and the following criteria:</u></p> <p><u>Land amounting to approximately 2.25 hectares is allocated for residential development of 22 dwellings to the south of Norwich Road and west of Trenchard Crescent.</u></p> <ul style="list-style-type: none"> <u>a. requisite 0.17 hectares of open space will be provided on land west of Beverley and Sunderland Close;</u> <u>b. principal access to the site will be provided from Norwich road;</u> <u>c. pedestrian and cycle access will be provided to link Elworthy Close with Norwich road (via the eastern boundary of the open space allocation allocation, west of Beverley and</u> 	

			<p><u>Sunderland Close;</u> <u>d. regard shall be had to the character of the existing Norwich Road frontage;</u> <u>e. density of the development shall have regard to existing dwellings at Trenchard Crescent.</u> <u>Land amounting to approximately 3.3 hectares is allocated for residential development of</u> <u>approximately 50 dwellings on the site occupied by former MOD buildings between Portal Avenue</u> <u>and Dowding Road.</u> <u>f. requisite 0.28 hectares of open space will be provided on land west of Beverley and Sunderland Close;</u> <u>g. principal access to the site will be provided from Norwich Road with a secondary access for emergency</u> <u>vehicles via Portal Avenue;</u> <u>h. enhancements to pedestrian/cycle links to Norwich Road and Elworthy Close to Tedder Close;</u> <u>i. density of development shall have regard to the character of surrounding residential developments;</u> <u>Land amounting to approximately 5 hectares is allocated as open space for outdoor sports, children's</u> <u>play and amenity space provision on land to the west of Beverley and Sunderland Close.</u> <u>j. a Locally Equipped Area for Play (LEAP) shall be provided in the western part of this central open</u> <u>space allocation;</u> <u>k. appropriate footpaths and cycle ways are provided to link the site with existing footways at Elworthy Close and Norwich Road along the eastern boundary of the site;</u></p> <p><u>Development will be subject to a comprehensive masterplan agreed with the Local Planning Authority prior to the submission of any planning application. The masterplan will include appropriate pedestrian, cycle and vehicle links and enhancements to the surrounding networks. All existing protected and significant trees on site will retained and</u></p>	
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included within the detailed site design. Appropriate contributions for maintenance of the open space shall be secured in accordance with the provisions of the adopted Core Strategy policy.

Reasoned Justification

The site comprises the former RAF Officers Mess of approximately 10.55 hectares and is a mix of privately owned open space and brownfield land. The site is split into three separate sections with land to the south of Norwich Road and west of Trenchard Crescent, and the site occupied by former MOD buildings between Portal Avenue and Dowding Road allocated for residential development.

The central section of land to the west of Beverley and Sunderland Close is allocated for open space provision to serve requirements arising from housing developments of W2, and other consented residential development that require off-site provision.

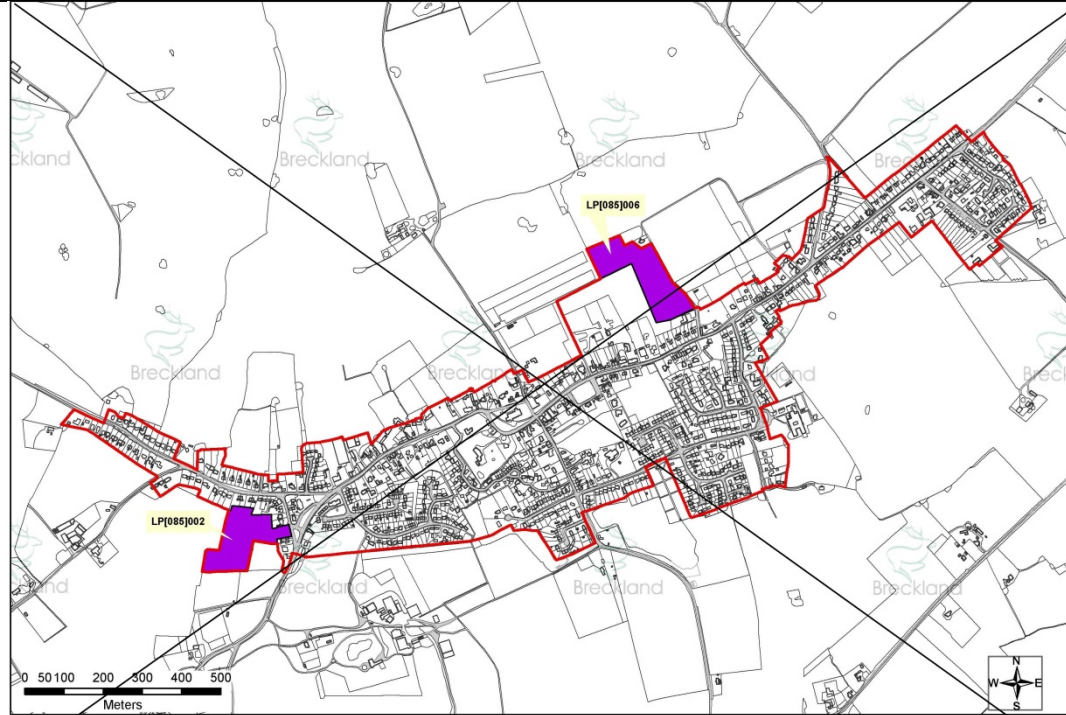
There are no fundamental constraints to the identification of this land for residential and open space development, although, development of this site will need be treated in a comprehensive manner to ensure appropriate pedestrian, cycle and vehicle links and enhancements to the surrounding networks, including access improvements to and through existing residential developments of Tedder Close on the RAF technical site.

Any scheme would be expected to retain all protected trees including significant mature trees found along the northern and western boundaries of the site in order to enhance to improve the visual amenity of the area. New structural landscaping shall be provided along the southern boundary in order to minimise the visual impact of new built development on the open countryside required to create a strong field boundary in accordance with the Breckland District Fringe Settlement Landscape Assessment.

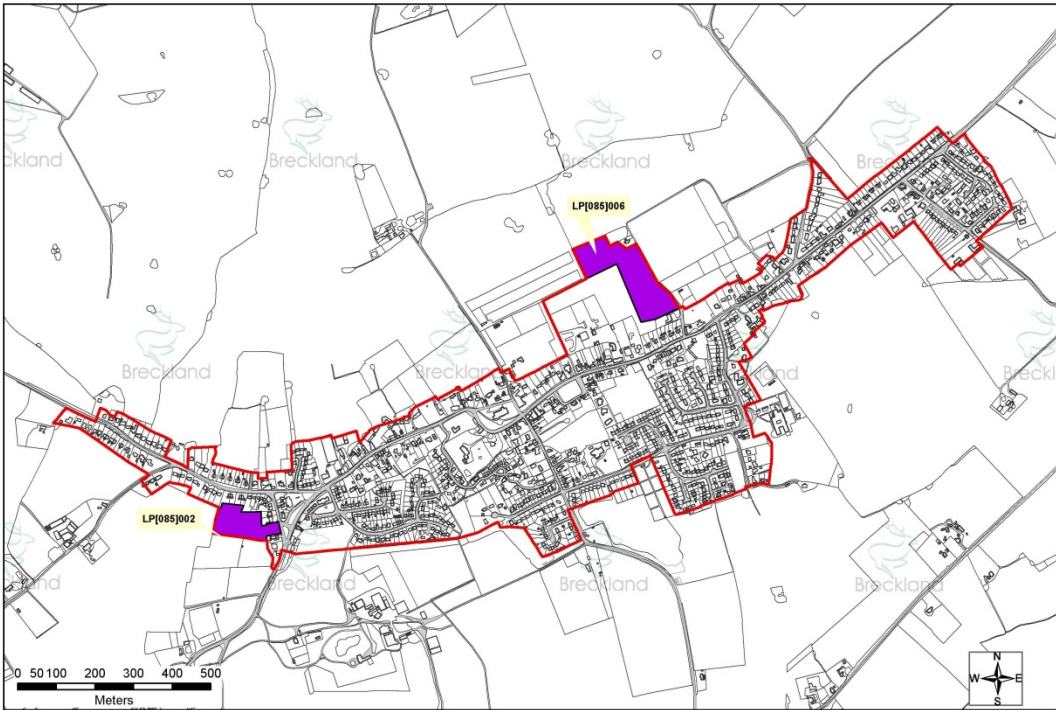
Policy W4

		<p><u>Land adjacent to Swaffham Road</u></p> <p><u>Land amounting to approximately 1 hectare is allocated for a residential development of approximately 17 dwellings. Development will be subject to compliance with adopted Core Strategy policies and the following criteria:</u></p> <ul style="list-style-type: none"><u>a. utilisation of existing vehicular access on to Swaffham Road;</u><u>b. density of development will be directed by the local character of the area;</u><u>c. provision of a pedestrian crossing point to link the site to the existing footway on Swaffham Road</u> <u>pedestrian access way onto Three Post Road;</u><u>d. agreement of a scheme to secure the appropriate protection of any bats on site;</u><u>e. all existing protected and significant trees and hedges on site will retained and included within the</u> <u>detailed site design.</u> <p><u>The Council will seek appropriate on site open space and affordable housing requirements secured in compliance with the provisions of the adopted Core Strategy policies.</u></p> <p><u>Reasoned Justification</u></p> <p><u>The site comprises an area of land of approximately 1 hectare located on land to the north-west of Watton inside the existing built up area. The site is surrounded by existing residential development consisting of primarily detached dwellings with generous amenity land. The site was previously allocated for open space in the Breckland Local Plan (1999), however was not implemented.</u></p> <p><u>The site has few physical constraints. Planning permission has been granted for the erection of 8 dwellings and a new roadway to the south-east corner of the site. This will provide the vehicular access into site W4.</u></p> <p><u>The Council will expect a landscaping scheme to be provided as part of any detailed proposal to ensure protection to existing protected trees and mature hedges on site. Furthermore, a scheme to secure the appropriate protection of any potential bats on site will be required.</u></p>	
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MA/ H/Ba w1/ A	98	Bawdeswell Housing Allocation 1	Insert a new clause (4) to Policy Bawdeswell Housing Allocation 1 4. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.	To ensure the necessary improvements to water infrastructure will be secured to serve the development.
MA/ H/H a1/A	106	Harling Housing Allocation 1	Amend criteria 1 to state: 1. The provision of safe access to the site from Kenninghall Road. Access should be provided through the existing development to the south of the site; <u>A second access point will also be required from Mount Pleasant Drive;</u> Include the following new criteria: <u>6. The development will need to address through an appropriate legal agreement the widening of Kenninghall Road and provision of a footway along the frontage of the site and west all the way to Mount Pleasant Drive.</u> <u>7. The development will need to extend of the 30mph speed limit on Kenninghall Road the include entire site frontage.</u> <u>8. The development should ensure the retention of the public right of way (Harling FP2).</u>	To ensure the effective development of the site
MA/ H/H a1/B	106	Harling Housing Allocation 1	Include the following new criteria: <u>9. The development should consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.</u>	To ensure the effective development of the site
MA/ H/S H/A	134	Map 3.16 summary of the Shipdham Allocation	Update Map 3.16 as follows:	To ensure that the allocation drawn on the map reflects the policy wording of Shipdham Residential Allocation 1.



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MA/ T/01 /A	147	TR 01	<p>Amend bullet point 3 to state:</p> <p>Not adversely impact on the operation or safety of the strategic road network (<u>including Corridors of Movement, as identified on the Policies Maps</u>);</p>	In order to ensure that Corridors of Movement, illustrated in the Policies maps, are referred to in the policy.
MA/ T/02 /A	148	TR 02	<p>Amend bullet point 4 to state:</p> <p>Provide safe, suitable and convenient access for all users, including appropriate parking and servicing provision in terms of amount, design and layout (<u>Appendix 2 provides a starting point</u>) and;</p>	In order to link the policy clearly to Appendix 2 of the plan.

MA/ E/01 /A	150	ENV 01	<p>Amend 3rd para, second sentence:</p> <p>...Where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure, applications will be expected to demonstrate how the green infrastructure network will be enhanced as a result of the development <u>compensatory provision will be required in the form of new and/or enhancements to the existing green infrastructure. Where appropriate, the Council will seek to secure through planning obligations provision for the future management and/or maintenance of green infrastructure.</u> Developments that fail to exploit opportunities...</p>	For clarification of the policy intention
MA/ E/02 /A	152	ENV 02	<p>Delete part of first sentence of policy:</p> <p>The highest level of protection will be given to European Sites, with development only permitted where it can be demonstrated that there will be no adverse effect (either directly or indirectly) on the integrity of any European site ...</p>	To clarify the policy requirement.
MA/ E/02 /B	152	ENV 02	<p>Amend 5th paragraph of policy:</p> <p>Where the Council considers that a designated site, protected species or any species or habitat of principal importance for conservation may be <u>adversely</u> affected by a development proposal, an environmental impact assessment <u>Ecological Assessment</u> will be required to be submitted with the planning application to assess effects on European sites and effects on flora and fauna. Whilst the EIA <u>Ecological Assessment</u> and Habitats</p>	The policy was intended to refer to Ecological Assessments as opposed to Environmental Impact Assessments.

			<p>Regulations Assessment (HRA) are separate and distinct elements, the EIA <u>Ecological Assessment</u> information is likely to inform the Councils HRA where an appropriate assessment is required.</p>	
MA/ E/03 /A	154	ENV 03	<p>Amend supporting text:</p> <p>The Brecks <u>Breckland Special Protection Area</u></p> <p>Covering 39,141ha 39,434ha of heathland, forest and arable farmland, The Brecks is of international and European value to birdlife. Designated in 2006 as a Special Protection Area (SPA) under the European Council's Directive on the Conservation of Wild Birds, The Brecks habitat is important for a range of ground-nesting birds including the Stone Curlew, Woodlark and Nightjar.</p> <p>The East of England supports 65% of the UK's breeding pairs of Stone Curlew where most breeding is located within the Brecks. The rich biodiversity of The Brecks is also recognised through other statutory conservation designations including four Special Areas of Conservation (SACs), numerous SSSI and National Nature Reserves (NNR), where the latter (NNRs and SSSIs) make up 40% of the total area.</p> <p>Evidence used to support the adoption of the Core Strategy in 2009 included research to inform the Habitats Regulations Assessment (HRA) of the Core Strategy which examined the effects of housing and roads on the distribution of the Stone Curlew in The Brecks. The adopted mitigation policy required that any new development which may impact on the SPA must be subject to Appropriate Assessment. <u>The measures are defined by buffers (Map 5.1)</u>. New development is not permitted within 1,500m of the edge of the SPA <u>(primary buffer (red))</u> unless it can be demonstrated by an appropriate assessment that the development would not adversely affect the integrity of the SPA. Such circumstances may include the use of existing buildings and development where completely masked from the SPA by existing development.</p> <p>Stone Curlews are also found outside the SPA; these birds are clearly part of the SPA</p>	<p>Consistency with the Habitats Regulation Assessment (LP/S/4). To ensure the Plan is compliant with the Habitats Regulations.</p>

		<p>population and functionally linked. Accordingly, a secondary buffer (blue) indicated areas that have been identified where there are concentrations of Stone Curlew (using data gathered over the periods 1995-2006, and 2007-2015) <u>(most recently using data from 2011-2015)</u>.</p> <p><u>Within these areas development may be brought forward, providing a project level Habitats Regulations Assessment can demonstrate adverse effects have been prevented, for example where alternative land outside the SPA can be secured to adequately mitigate for the potential effects.</u></p> <p>In 2013 a "Further Assessments of the Relationship between Buildings and Stone Curlew Distribution" study was carried out to update previous work on the effect of buildings and roads on Stone Curlews in The Brecks. Including new analysis and using additional survey data, this study report focused on the effects of buildings on the distribution of breeding Stone Curlew in The Brecks. The report provides strong support for the continuation of a 1500m zone around the areas capable of supporting Stone Curlews. Within this zone additional development is likely to have a significant effect on the SPA. An appropriate assessment will be required in cases where the integrity of the SPA would be adversely affected following HRA screening.</p> <p>The 2013 research also suggests that the planting of woodland/screening as a mitigation measure is unlikely to be effective and that the effect of nest density is strongest as a result of the amount of buildings rather than type. One of the key aims of the research was to differentiate the effects of nest density due to different building classes. Due to the sample size and number of buildings identified there needs to be an element of caution applied to the results, however, the research indicates that there was no evidence of a negative impact of agricultural or commercial buildings. As such, the analysis suggests an element of flexibility could be applied for that project level HRA for non-residential development in the SPA buffer zones may be able to demonstrate that adverse effects can be ruled out.</p> <p>A draft protocol entitled 'Agricultural Buildings and the Breckland Special Protection Area stone curlew constraint zone' was produced by Natural England (2013) with input from</p>	
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			<p>stakeholders. Natural England suggested that Breckland Council may wish to update and formally adopt this protocol to take account of the most recent Footprint Ecology report and expand it to include commercial buildings, and this has therefore been taken into account in the Local Plan HRA. For non residential <u>Agricultural buildings</u> developments which meet certain criteria, <u>this should result in a simplified Habitats Regulations Assessment. This has been reflected in the policy wording. Further consideration of the evidence is required to determine whether other building types could also be added.</u></p> <p><u>Further analysis of the most recent Stone Curlew survey data allowed for some minor revisions to the primary (red) and secondary (blue) buffers to ensure they remain founded upon up to date information. Areas where data is absent, but could potentially provide functionally linked land, is identified by orange cells. Here a likely significant effect is presumed until project level Habitats Regulations Assessment provides additional information.</u></p> <p>A report providing a comprehensive analysis... [end of modifications to supporting text]</p>	
MA/ E/03 /B	156	ENV 03	<p>Amend wording in Policy ENV 03: Policy ENV03 The Brecks Protected Habitats & Species The Council requires that a Habitats Regulations Assessment is undertaken on all proposals for development that are likely to have a significant effect on The Breckland Special Protection Area (SPA) which is classified for its populations of Stone Curlew, Woodlark and Nightjar, and/or Breckland Special Area of Conservation (SAC), which is designated for its heathland habitats. Development will only be permitted where it can be demonstrated that the proposal will not adversely affect the integrity of the SPA or the SAC.</p> <p>Stone Curlew</p> <p>Plan level Habitats Regulations Assessment has been undertaken to identify where built development is likely to significantly affect the Breckland SPA. Map 5.1 identifies a 1,500m buffer zone from the edge of those parts of the SPA that support, or are capable of supporting, Stone Curlew, where new built development would be likely to significantly</p>	<p>Consistency with the Habitats Regulation Assessment (LP/S/4). To ensure the Plan is compliant with the Habitats Regulations.</p>

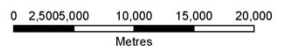
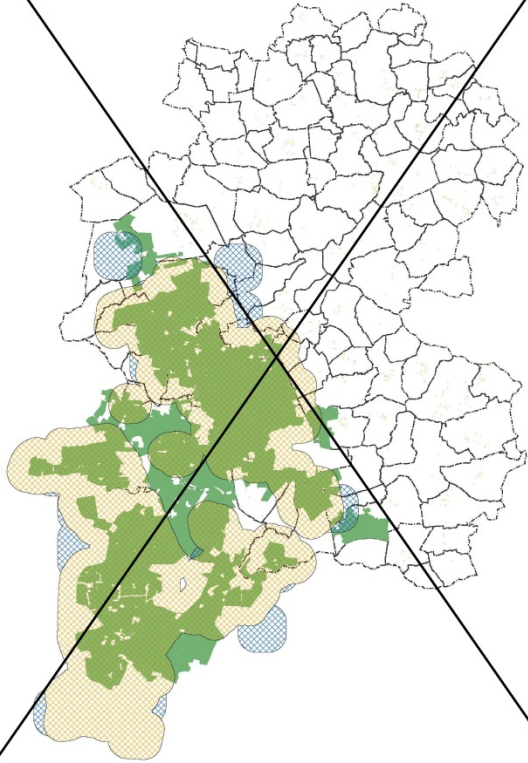
		<p>affect the SPA population.</p> <p>The plan level Habitats Regulations Assessment also identifies areas that have a functional link to the SPA, because they support Stone Curlew outside, but in close proximity to the SPA boundary.</p> <p>These areas also have a 1500m buffer zone, within which new built development would be likely to significantly affect the SPA population.</p> <p>A conclusion of no likely significant effect can be met where the proposed building is located further than 1500m away from the SPA boundary (<u>red primary buffer</u>) or the identified (<u>blue secondary buffer</u>) or possible (<u>orange cells</u>) areas that have a functional link (<u>see Map 5.1</u>).</p> <p>Development within the SPA boundary, or located less than 1500m away from the SPA boundary or identified areas that have a functional link (see Map 5.1) will not normally be permitted.</p> <p>Where a proposed building is outside the SPA but within 1500m of the SPA boundary or identified <u>or possible</u> areas that have a functional link (see Map 5.1), there may be circumstances where a project level Habitats Regulations Assessment is able to demonstrate that the proposal will not adversely affect the integrity of the SPA. <u>For agricultural buildings,</u> Applicants must provide evidence to show how their proposal meets the criteria listed in Natural England’s “Agricultural Buildings and the Breckland SPA Stone Curlew constraint zone” advice note, or successor document. Circumstances where the proposal is able to conclusively demonstrate that it will not result in an adverse effect on Breckland SPA may include where the proposal is:</p> <ul style="list-style-type: none">• More than 1500m away from potential stone curlew nesting sites habitat (such as arable land) inside the SPA (these are those parts of the SPA that are also designated as Breckland Farmland SSSI);• A new building that will be completely masked <u>on all sides</u> from the SPA by existing built development;	
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		<ul style="list-style-type: none"> • A proposed re-development of an existing building that would not alter its footprint or increase its potential impact; • A new agricultural building of less than 120 sqm; • An extension to existing agricultural buildings of less than 120 sqm or 100% of the original, whichever is less. <p>(b) Permission may be granted for agricultural buildings where:</p> <ul style="list-style-type: none"> • there is a demonstrable need for the facility (necessary to manage the agricultural land/maintain the economic viability of an agricultural enterprise); • justification is provided as to why it cannot be located elsewhere (outside the buffer zone); <p>and</p> <ul style="list-style-type: none"> • justification that the selected location is the least detrimental. <p>Large developments adjacent to or just outside the primary or secondary buffer, particularly where occurring in an isolated area with few other buildings, are likely to also require project level assessment.</p> <p><u>Large developments adjacent to, or just outside the primary or secondary buffer, particularly where occurring in an isolated area with few other buildings, are likely to also require project level assessment.</u></p> <p>Woodlark and Nightjar</p> <p>Development within 400m of the SPA that support, or are capable of supporting Woodlark and/or Nightjar will not normally be permitted. The Council will consider the need for a Habitats Regulations Assessment to determine the implications of development Nightjar and Woodlark on a case by case basis, depending on the location and nature of the proposal.</p>	
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			<p>Recreation pressure and urban effects</p> <p>Plan level Habitats Regulations Assessment has identified the potential for increased disturbance to Nightjar, Woodlark and Stone Curlew as a result of recreation, and the potential for other urban effects such as increased fire, litter and eutrophication to significantly affect Breckland SPA and SAC.</p> <p>The Council will work with partners to develop a framework of measures that manage and monitor access. Proposals for development in Thetford, Swaffham and Mundford will be required to demonstrate the inclusion of mitigation measures that contribute to the framework to address the potential impact of increased recreational pressure on Breckland SPA. This should comprise:</p> <ul style="list-style-type: none"> • new on-site recreational areas in accordance with other policy requirements in this plan, and/or; • other measures that contribute to managing recreation pressure, such as educational/information materials, staff resources, managing car parking and projects targeting dog walking or; where the development will not provide on-site recreational space; • promotional materials for new residents to advertise existing local suitable alternative natural green space for recreation. <p>The Council will work with partners to develop a framework for managing and monitoring urban effects. Proposals for development where urban heaths at Thetford (Barnham Cross Common, Thetford Heath, Thetford Golf Club and Marsh), East Wretham or Brettenham are likely to be used as local greenspace will need to demonstrate the inclusion of mitigation measures that contribute to the framework to address the potential impact urban effects on Breckland SPA/<u>SAC</u>.</p>	
MA/ E/03 /C	157	Map 5.1	Amend Map 5.1 as follows:	Consistency with the Habitats Regulation Assessment (LP/S/4).

Legend

- SPA Stone Curlew 1500m Primary Buffer
- SPA Stone Curlew 1500m Secondary Buffer
- Special Protection Area (SPA)



MA/ E/04 /A	161	ENV04	<p>Insert the following paragraph in the supporting text before table 5.1 occupancy rates: <u>Forms of outdoor sports provision and ancillary facilities can include, but are not limited to: multi-use games areas, sports playing pitches, bowling greens, tennis courts, parking and sports pavilion/changing rooms. Having regard to the availability and quantum of land sought, proposals to improve the provision of sports facilities onsite will be</u></p>	<p>To ensure the effective delivery of policy ENV04.</p>

			<p><u>considered favourably. Where it is not possible to accommodate outdoor sports areas onsite, negotiations will occur on a site-by-site basis to determine specific provision for space and financial contributions, taking into account the financial viability of any development.</u></p>	
MA/E/06/A	166	ENV 06	<p>After point b insert the following wording and amend policy wording:</p> <p><u>Where the loss of such features is demonstrably unavoidable, adequate replacement provision, preferably by native species will be sought.</u> Where the loss of trees <u>a tree</u> is accepted in these circumstances, developers will be required to retain enough space to ensure that at least one tree of a similar ultimate size to that removed is planted with sufficient room to reach maturity without pressure for pruning or removal.</p>	<p>To clarify that the loss of a protected tree (as opposed to trees) should be replaced with at least a single tree and that loss of protected hedgerow should be replaced, where possible, in recognition that losses must be adequately compensated for.</p>
MA/E/07/A	168	ENV07	<p>Revise the wording of the policy as follows:</p> <p>The significance of designated heritage assets <u>and their settings</u>, including national protected listed buildings and their settings, scheduled monuments, archaeological sites, registered parks and gardens, conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Proposals that would affect the significance of a designated heritage asset will be required to provide sufficient information to enable any impact to be assessed.</p> <p>Development that will affect any designated heritage assets will be subject to comprehensive assessment and will be expected to conserve and <u>or</u>, wherever possible, enhance the character, appearance and setting of Conservation Areas, Scheduled Monuments, Historic Parks and Gardens and other designated areas of historic interest. Where a proposed development will affect the character or setting of a Listed Building particular regard will be given to the protection, conservation and potential enhancement of any features of historic or architectural interest; this includes internal features, floor plans and spaces, or any object or structure, <u>including</u> within the curtilage of a listed</p>	<p>To more accurately ensure the policy reflects national guidance.</p>

			<p>building that predates 1st July 1948.</p> <p>The conversion of buildings of particular architectural or historic interest for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention and ongoing conservation of the building. Proposals will be considered having regard to national policy and relevant guidance.</p> <p>Where it is considered appropriate in cases where the location of a known or suspected archaeological interest, an archaeological field evaluation will be required. Where appropriate, archaeological remains can should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains <i>in situ</i> satisfactory excavation and recording or remains will be required before development is begun.</p>	
MA/ E/08 /A	169	ENV08	<p>Add the following paragraph to the end of the policy:</p> <p><u>Where it is considered appropriate in cases where the location of a known or suspected archaeological interest, an archaeological field evaluation will be required. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains <i>in situ</i> satisfactory excavation and recording or remains will be required before development is begun.</u></p>	To ensure archaeology is included within the scope of non-designated heritage assets.
MA/ EE/A E1/A	179	Attleborough Employment Allocation 1	<p>Insert a further paragraph to the supporting text after paragraph 6.18</p> <p><u>6.19 The Grade II White Lodge Inn sits immediately to the east of this site. It is a low rise building which sits in open land. A further collection of Grade II listed buildings are located further to the east of the site, Potmere Farmhouse and associated barns. Consideration should be given to the wider setting of these heritage assets in forming development proposals as well as the potential for archaeological interest on the site.</u></p>	To ensure that the policy considers the proximity to heritage assets.
MA/ AE1/ B	179	Attleborough Employment Allocation 1	<p>Insert a new clause following clause 3:</p> <p><u>4. Development proposals will be informed by the presence of designated and non-</u></p>	To ensure that the policy considers the proximity to heritage assets.

designated heritage assets and their settings. The scheme design will seek to conserve and, where possible, enhance the setting of heritage assets.

MA/EE/05/A

199

EC 05
Supporting text

Remove Table 6.3 Summary of Comparison and Convenience Floorspace Projections 2017-2036

Settlement	Net Convenience Retail Floorspace sq m	Net Comparison Floorspace sq m	Gross Food and Beverage Floorspace sq m
Thetford	862	3669	925
Dereham	1950	5220	849
Attleborough	1025	1242	820
Swaffham	8	894	220
Watton	491	1172	181
Other Breckland	141	92	506
Total	2783	12199	3502

Figures not updated, table not required as figures are shown in the policy and supporting evidence.

MA/EE/05/B

201

EC 05

Replace figures in table:

Town	Hierarchy	Convenience Requirement (net sq m)	Comparison Requirement (net sq m)	Food and beverage (gross sq m)
Thetford	Key Centre	862 2057	3669 4758	925
Dereham	Main centre	1950 862	5220	849

To reflect corrected evidence - Breckland Retail and Town Centre Study Addendum (corrected) LP/ER/3A

			<table border="1"> <tr> <td>Attleborough</td> <td>Medium town centre</td> <td>1025</td> <td>1242</td> <td>820</td> </tr> <tr> <td>Swaffham</td> <td>Medium town centre</td> <td>0</td> <td>804</td> <td>220</td> </tr> <tr> <td>Watton</td> <td>Medium town centre</td> <td>491</td> <td>1172</td> <td>181</td> </tr> </table>	Attleborough	Medium town centre	1025	1242	820	Swaffham	Medium town centre	0	804	220	Watton	Medium town centre	491	1172	181	
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Watton	Medium town centre	491	1172	181															
MA/EE/D 6/A	207	After Policy EC05	<p>After Policy EC 05 Town Centre and Retail Strategy, insert saved policy D6 with wording from the Site Specific Policies and Proposals Development Plan Document, 2012.</p> <p><u>Saved Policy - Policy D6</u> <u>Dereham Retail Allocation - Georges Road/ Nunn's Way to Cowper Road</u></p> <p><u>Land extending between Georges Road/ Nunn's Way to Cowper Road is identified to accommodate a balance of around 4,900m2 (net) comparison goods floor space, and 1,800m2 (net) convenience floor space in Dereham to 2021. Development will be permitted subject to compliance with adopted policies in the Core Strategy and the following criteria:</u></p> <p><u>a. Prior to the submission of any Planning Application, a Development Brief or Masterplan for the site shall be produced and agreed by the Local Planning Authority;</u></p> <p><u>b. Development proposals should respect the setting, integrity and character of the Heritage Assets within and adjacent to the site;</u></p> <p><u>c. Proposals should have regard to the preservation and enhancement of the Conservation Area;</u></p> <p><u>d. Proposals should ensure that suitable areas for the servicing of new development are provided;</u></p> <p><u>e. Schemes enhance pedestrian access to the High Street, Norwich Street and to Wrights Walk and</u> <u>give full regard to the need to enhance footfall.</u></p>	To provide consistency with policies maps.															

f. Proposals provide appropriate enhancements to local public transport infrastructure. The Local Planning Authority will expect that the redevelopment/ reorganisation of parking provision to accommodate the intensification of retail development is consistent with adopted Core Policies and any other relevant parking strategies for the town.

Reasoned Justification

Dereham is a key location in the shopping hierarchy in Breckland, and as such, the scale of new retail development was identified as part of the Core Strategy. The area is currently comprised of a number of parcels of land used as both formal and informal car parking, with some existing businesses and the Dereham Territorial Army Centre. The area lies partly within and adjacent the Conservation Area and also contains a Listed former engineering works at the corner of Cowper Road/ Georges Road. Within this area there are opportunities to extend the retail area of Dereham town centre.

The adopted Core Strategy identifies Dereham for additional comparison retail development of between 7,750-8,500m² up to 2018, and was drawn from evidence contained in the Breckland Retail and Town Centre Study (2007). The Council's latest Retail and Town Centre Study (2010) indicates the need to plan for an additional 1,700m² (net) comparison floorspace to 2016, and 4,931m² (net) by 2021. This level of floorspace can be accommodated within Dereham town centre and will deliver the strategic requirement for the town. The site also has potential to accommodate a further convenience (food) floorspace over the plan period as the Retail study indicates the need to plan for around 1,800m² convenience floorspace by 2021. This could include the provision of a small foodstore within the wider site area.

The area is within the identified 'town centre' boundary as set out in the adopted Proposals Map and as such is first preference for the location of additional retail development using the sequential approach as set out by PPS4. Part of the area could fall within the 'Primary Shopping Area' as indicated on the current adopted Proposals Map, although this would be dependant on scheme design.

The Council will expect the production of a Development Brief for the wider site in order to enable a detailed understanding of the proposed layout of development in the area.

			<p><u>The redevelopment of any existing car parking shall have regard to the wider availability of parking in Dereham town centre and the findings of the Council's Parking Task and Finish group. Although a Listed Building lies within the wider site, a sensitive scheme design should be developed that would ensure that the inclusion and retention of this building does not fundamentally constrain the intensification of this area.</u></p> <p><u>Development should also ensure that the intensification of the area for retail development provides opportunities to enhance pedestrian footfall to the area as well as securing appropriate access to allow for circulation routes to the wider town centre area.</u></p>	
MA/1 D/02 /A	224	INF 02	<p>Amend first paragraph of policy as follows:</p> <p>The Council will secure site specific developer contributions in order to properly service, manage and mitigate the impact of development, <u>subject to viability</u>, which...</p>	for additional clarity in the policy and for consistency with national policy (particularly paragraph 173 of the NPPF)
MA/1 D/02 /B	225	INF 02	<p>Policy INF 02, delete policy clause 8, add new wording at the end of the policy:</p> <p>Details of significant infrastructure requirements are identified within the Council's Infrastructure Delivery Plan. Developer contributions will be required to secure infrastructure which is necessary to ensure:</p> <p>...</p> <p>7. The delivery of environmental infrastructure (biodiversity management, landscaping, flood defences, SUD's, waste management); <u>and</u></p> <p>8. Where appropriate, in order that the delivery is integrated with development phasing to ensure timely provision and commuted payments will secure necessary future maintenance; and</p> <p>9. The delivery of any other infrastructure requirements in a made Neighbourhood Plan.</p>	To provide clarification that phasing of development should align with the provision of infrastructure.

			<p><u>The delivery of development will need to align with the provision of infrastructure. As such, development may require to be phased to ensure the provision of infrastructure in a timely manner. Conditions or a planning obligation may be used to secure the phasing arrangement. Commuted payments will be sought to secure the necessary future maintenance of infrastructure.</u></p>	
MA/1D/IS/A	226	Implementation Strategy	<p>After paragraph 8.20, insert following text:</p> <p><u>The Council is committed to delivering growth in accordance with the policies and proposals in this Local Plan. The implementation of the policies in the Breckland Local Plan will be assessed through a monitoring framework set in the Authorities Monitoring Report (AMR). The AMR will contain monitoring indicators, which provide a trigger for the Council to act in accordance with this policy.</u></p> <p><u>If the AMR indicates that the overall level of growth and/or that the delivery of specific development allocations are not being achieved, the Council will take a proactive approach to overcome issues affecting implementation, through the use of the following measures:</u></p> <ol style="list-style-type: none"> 1. <u>Undertake a review of the relevant policy and implementation procedure to establish the issues affecting delivery; and/or,</u> 2. <u>Review the delivery of site-specific allocations; and/or</u> 3. <u>Review the mechanisms for financial contributions to development, which may be impacting on development viability; and/or</u> 4. <u>Consider external funding opportunities accessible to either the developer or the Council such as grants or loans to aid delivery; and/or</u> 5. <u>Develop further working relationships with various partners across the public, private and voluntary sectors in order to look at ways to facilitate implementation; and/or,</u> 	In order to strengthen the Implementation Strategy

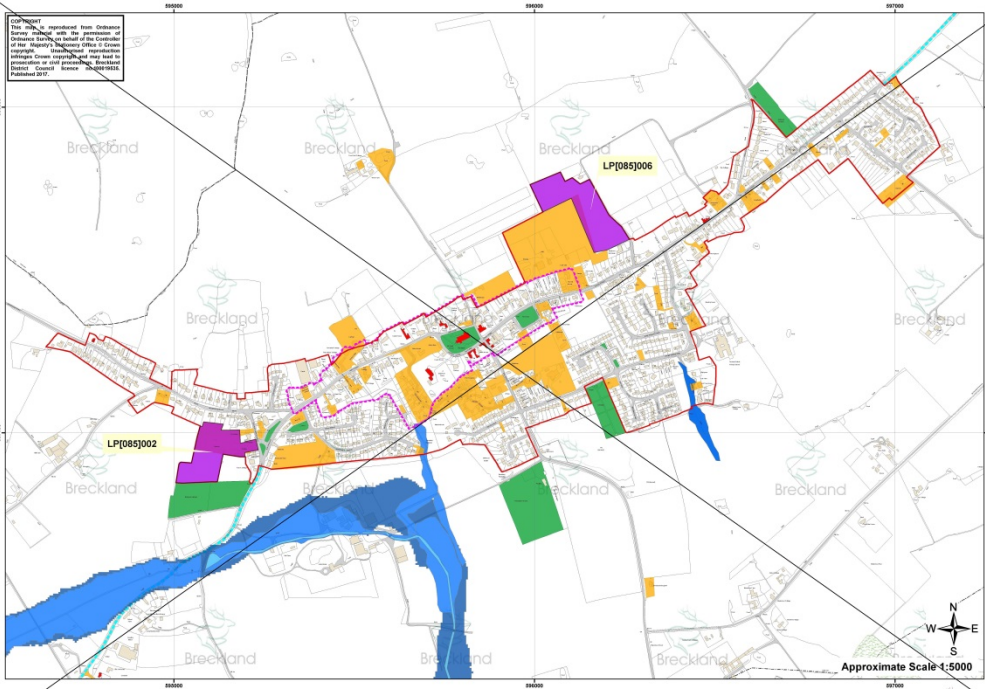
			<p>6. <u>Consider the preparation of Supplementary Planning Documents to provide clearer guidance as to how policies should be implemented.</u></p> <p>7. <u>Consider a single policy review, in exceptional circumstances.</u></p> <p><u>If, through utilising the measures outlined above, the ability to meet the aims and objectives of the Local Plan are fundamentally constrained then the Council will consider the need for a partial or full review of the Local Plan.</u></p>	
MA/ APP/ 5/A	N/A	Proposed new Appendix: Appendix 5	<p><u>HOU 04 Methodology</u></p> <p><u>Criteria 2 of Policy HOU 04 limits new residential development for rural settlements with boundaries to a 5% increase in dwellings from the date of adoption of the plan. This methodology sets out how the baseline level of dwellings have been calculated for each settlement with boundaries and the maximum number of dwellings which could be permitted within the plan period for each settlement. This methodology provides the most accurate, up to date information for each of the settlements regarding residential dwellings and planning permissions. This data, as set out in the table below, provides the basis for the 5% calculation, which sets a target for the number of dwellings to be built in each of the settlements.</u></p> <p><u>To set the current baseline number of dwellings within in the settlement boundary, the Council have used the Address Points Layer, a layer contained on a Geographic Information System (GIS) mapping software. Address points provide a record of each property. This data is held by the Spatial Information team at Breckland Council and contains the address points for a range of uses within the District including residential properties and commercial units. This layer was originally derived from Ordnance Survey data; however, post-2004 the Spatial Information team have updated the layer based on planning applications, building control stages of completion and council tax records. This is considered to be the most accurate representation of address points within the District.</u></p> <p><u>The Address Points within each settlement boundary were counted as a baseline for the current number of residential properties within each settlement. Only those address</u></p>	To give further clarity to policy HOU 04 and set out how many new dwellings would be expected to be built within each of the rural settlements with settlement boundaries over the plan period.

points which were registered as 'Residential', 'Dual Use' (A property with multiple uses, e.g. residential and office) and 'Land, Development, Development Sites' (sites with planning permission) were counted in developing the baseline. Those defined as 'Dual Use' were checked to see if they contained a residential use. Those entries defined as 'Land, Development, Development Sites' were then cross checked with the Housing Land Availability (HLA) layer. The HLA layer is used by the Planning Policy Team to monitor development within the district and is updated at each monitoring period, the data is accurate as of the 31/04/2017.

The targets below apply upon adoption of the Local Plan. Development permitted in line with this policy will be monitored and published through the Authorities Monitoring Report.

<u>Settlement</u>	<u>Number of Dwellings within the settlement boundary (Including residential planning permissions as of 31/03/2017)</u>	<u>5% growth – Number of dwellings to be built over the plan period to 2036</u>
<u>Beeston</u>	<u>121</u>	<u>6</u>
<u>Beetley</u>	<u>406</u>	<u>20</u>
<u>Carbrooke</u>	<u>167</u>	<u>8</u>
<u>Caston</u>	<u>128</u>	<u>6</u>
<u>Gressenhall</u>	<u>403</u>	<u>20</u>
<u>Griston</u>	<u>301</u>	<u>15</u>
<u>Hockham</u>	<u>258</u>	<u>13</u>
<u>Lyng</u>	<u>325</u>	<u>16</u>
<u>Mundford</u>	<u>664</u>	<u>33</u>
<u>North Lopham</u>	<u>245</u>	<u>12</u>
<u>Rocklands</u>	<u>158</u>	<u>8</u>
<u>Saham Toney</u>	<u>638</u>	<u>32</u>
<u>Thompson</u>	<u>117</u>	<u>6</u>
<u>Weasenham</u>	<u>118</u>	<u>6</u>

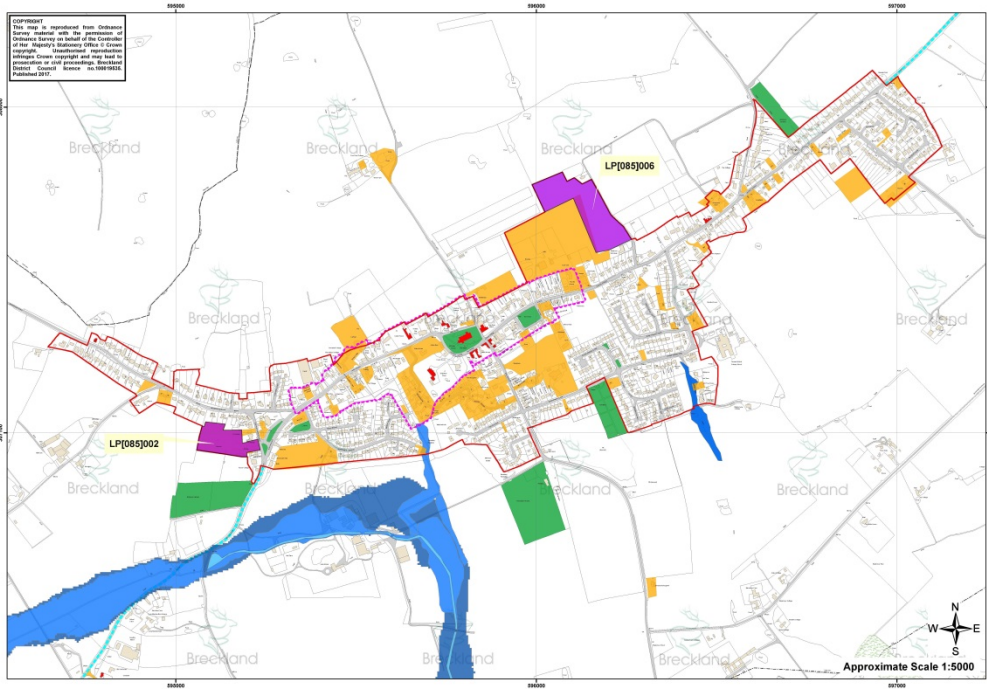
			<table border="1"> <tr> <td><u>Shropham</u></td> <td><u>109</u></td> <td><u>5</u></td> </tr> <tr> <td><u>Eccles Road (Quidenham)</u></td> <td><u>120</u></td> <td><u>6</u></td> </tr> <tr> <td><u>Yaxham (including Clint Green)</u></td> <td><u>363</u></td> <td><u>18</u></td> </tr> <tr> <td colspan="2">Total</td> <td>230</td> </tr> </table>	<u>Shropham</u>	<u>109</u>	<u>5</u>	<u>Eccles Road (Quidenham)</u>	<u>120</u>	<u>6</u>	<u>Yaxham (including Clint Green)</u>	<u>363</u>	<u>18</u>	Total		230	
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<u>Yaxham (including Clint Green)</u>	<u>363</u>	<u>18</u>														
Total		230														
MA/ APP/ 6/A	N/A	Proposed New Appendix: Appendix 6	List of new Open Space identified within the 2015 Open Space study. (See Appendix A, of this document)	To ensure that open space allocations are listed within the document in line with the 2015 Open Space study.												
POLICIES MAPS																
MA/ MAP /ALL	N/A	All maps where appropriate	Add the layer '1km grid cells where less than half area surveyed' as shown in map 2: Stone Curlew Buffers of the Breckland Local Plan Habitats Regulations Assessment (LP/S/4)	To ensure that all layers related to Stone Curlew buffers are reflected in the policies maps.												
MA/ MAP /ALL	N/A	All maps where appropriate	Amend layers Flood Risk Zones 2 and 3b on policies maps.	To ensure accuracy of maps.												
MA/ MAP /SHI /A	N/A	Shipdham Policies Map	Amend the policies map in line with proposed modification MA/H/SH/A:	To ensure that changes proposed in modification MA/H/SH/A are reflected in the policies map.												



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Shildonham Policies Map
 Pre-Submission Publication Summer 2017





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Appendix A: List of new Open Space identified within the 2015 Open Space study.

SITE_NO	LOCATION	PRIMARY	SECONDARY	PARISH	SHAPE_AREA
T16	Fakenham Road	Allotments		Tittleshall	2813.2
T93	Fulmerston Road	Amenity Green Space		Thetford	1766.4
BT6	Fakenham Road	Amenity Green Space		Beetley	46096.5
BT7	Land off Church Road	Amenity Green Space		Beetley	7193.4
SL3	Back Lane	Natural/Semi Natural Green Space		Elsing	43259.2
EL4	Church Street	Amenity Green Space		Elsing	9957.7
EL5	Church Street	Allotments		Elsing	11383.9
D76	Cartledge Close	Children's Play	Amenity Green Space	Dereham	754.0
D77	South Green	Children's Play		Dereham	166.0
SW47	Admiral Wilson Way	Amenity Green Space		Swaffham	2179.4
SW35	New Sporle Road	Amenity Green Space		Swaffham	120.4
T96	Kimms Belt	Amenity Green Space		Thetford	586.3
T97	St Martins Way	Amenity Green Space		Thetford	1018.9
T98	St John Way	Amenity Green Space		Thetford	6123.3
LY9	The Street	Amenity Green Space		Lyng	1030.6
T17	Fakenham Road	Natural/Semi Natural Green Space		Tittleshall	22907.1
T99	Coney Close	Amenity Green Space		Thetford	579.2
L113	Wellingham Road	Amenity Green Space		Litcham	16751.4
SW36	Longfields	Amenity Green Space		Swaffham	1218.4
SW37	Montagu Close	Amenity Green Space		Swaffham	344.3
SW38	Oaklands	Amenity Green Space		Swaffham	311.3
SW39	Hoveton Drive	Amenity Green Space		Swaffham	300.5
SW40	Rockland Close	Amenity Green Space		Swaffham	665.3
SW41	Ranworth Close	Amenity Green Space		Swaffham	734.0

SW42	Sutton Road	Amenity Green Space		Swaffham	1040.7
SW43	Market Square	Civic Space		Swaffham	431.8
AS7	The Limes	Amenity Green Space		Ashill	3028.9
AS8	Orchard Close	Amenity Green Space		Ashill	1228.3
F1	Vicarage	Amenity Green Space		Foulden	817.0
GC3	Chalk Hill	Amenity Green Space	Children's Play	Great Cressingham	32745.2
GA4	Dereham Road	Outdoor Sports Facilities		Garvestone	1812.0
GA5	Dereham Road	Amenity Green Space	Outdoor Sports Facilities	Garvestone	7291.2
SW44	Orchard Place	Amenity Green Space		Swaffham	277.2
SW45	The Paddocks	Amenity Green Space		Swaffham	463.8
SW46	The Paddocks	Amenity Green Space		Swaffham	570.9
BA4	Norwich Road	Amenity Green Space		Bawdeswell	520.5
BS4	Dereham Road	Amenity Green Space		Beeston	8227.2
BS5	Dereham Road	Amenity Green Space		Beeston	975.6
A41	Wayland Close	Amenity Green Space		Attleborough	786.0
A42	Mortimor Close	Amenity Green Space		Attleborough	873.3
A45	Hargham Road	Amenity Green Space		Attleborough	240.9
A46	Gretian Way	Amenity Green Space		Attleborough	1530.0
A47	Blackthorn Road (SE)	Amenity Green Space		Attleborough	3453.8
A48	Teasal Road	Amenity Green Space		Attleborough	603.0
A49	Blenheim Drive	Amenity Green Space		Attleborough	999.3
B10	Crown Way	Amenity Green Space		Banham	326.2
B11	Hunts Corner	Allotments		Banham	4012.4
BT5	Beech Road	Amenity Green Space		Beetley	409.1
BI3	Bintree Woods	Natural/Semi-natural green		Billingford	1241289.1

		space			
BI4	Billingford Common	Natural/Semi-natural green space		Billingford	99201.7
BIN6	Cubitts Close	Amenity Green Space		Bintree	553.7
GD5	Litcham Road	Amenity Green Space		Great Dunham	440.9
BRS6	School Road	Amenity Green Space		Brisley	118288.2
CA3	Village Green	Amenity Green Space		Caston	1540.8
CA4	Coronation Close	Amenity Green Space		Caston	1501.7
CO9	Timperley Estate	Amenity Green Space		Colkirk	703.7
CRN4	Swathing	Amenity Green Space		Cranworth	429.3
CRN5	Woodrising Road	Amenity Green Space		Cranworth	245.0
D78	Neatherd Moor	Natural Semi natural green space		Dereham	157914.1
D79	Cherry Lane	Allotments		Dereham	3770.2
D80	Dereham Cemetery	Cemeteries and Churchyards		Dereham	2426.0
D81	Oakwood	Amenity Green Space		Dereham	930.1
D82	Colin Mclean Road	Amenity Green Space		Dereham	852.8
D84	Alexander Way	Amenity Green Space		Dereham	354.7
GC4	Watton Road	Allotments		Great Cressingham	8551.7
GD6	North Street	Amenity Green Space		Great Dunham	2111.1
GE7	Chequers Green	Amenity Green Space		Great Ellingham	234.0
GE8	Chequers Green	Amenity Green Space		Great Ellingham	486.2
D85	Dunlop Road	Amenity Green Space		Dereham	1154.4
D86	Dale Road	Amenity Green Space		Dereham	856.1
D87	Dale Road	Amenity Green Space		Dereham	289.0
D88	Girling Road	Amenity Green Space		Dereham	1037.4
D89	Rollingpin Lane	Natural Semi Natural Green		Dereham	1256.7

		Space			
D90	Allwood Avenue	Amenity Green Space		Dereham	586.3
D91	Eaton Gardens	Amenity Green Space		Dereham	801.3
D92	Carl Close	Amenity Green Space		Dereham	312.2
D93	Elizabeth Close	Amenity Green Space		Dereham	716.2
D94	Strasborg Way	Amenity Green Space		Dereham	459.9
D95	Strasborg Way	Amenity Green Space		Dereham	546.5
D96	Strasborg Way	Amenity Green Space		Dereham	512.2
ET7	Tilney Road	Amenity Green Space		East Tuddenham	341.1
ET8	Hall Lane	Amenity Green Space		East Tuddenham	449.9
GE9	Rectory Road	Amenity Green Space		Great Ellingham	631.6
GS10	The Green	Natural/semi-natural green space		Gressenhall	483.4
GR5	Watton Road	Amenity Green Space	Children's Play	Griston	12269.6
GR6	Thompson Road	Amenity Green Space		Griston	1342.3
EH16	Jubilee Avenue	Amenity Green Space		Harling	739.0
EH14	Cheese Hill	Amenity Green Space		Harling	619.9
EH15	School Lane/West Harling	Natural/semi-natural green space		Harling	23590.5
HO6	Manor Close	Children's Play		Hockering	456.2
LO5	Wending Road	Amenity Green Space		Longham	509.8
LY8	Collens Green	Natural/Semi-natural green space		Lyng	2190.4
MA10	Dereham Road	Amenity Green Space		Mattishall	953.4
MA11	Dereham Road	Amenity Green Space		Mattishall	1358.3
MA12	Dereham Road	Amenity Green Space		Mattishall	454.7
NEL8	Off Church Lane	Natural/Semi-natural Green Space		North Elmham	126335.1
NEL9	Orchard	Natural/Semi-		North Elmham	7378.6

	Close/Back Lane	natural Green Space			
NEL11	Dereham Road	Allotments		North Elmham	10016.4
GH9	Harling Road	Allotments		Hockham	3779.9
GH10	Chestnut Close	Allotments		Hockham	834.7
HOE4	Hoe Common	Natural/Semi-Natural Green Space		Hoe	48508.0
HOE5	Hoe Rough	Natural/Semi-Natural Green Space		Hoe	113318.6
HH5	Church Road	Amenity Green Space		Holme Hale	461.8
HH6	Cook Road	Amenity Green Space		Holme Hale	879.3
HH7	Browns Lane	Allotments		Holme Hale	11816.4
HT2	Dodmans Lane	Natural/semi-natural green space		Horningtoft	2768.8
KE6	Kenninghall Wood	Natural/semi-natural green space		Kenninghall	208067
KE7	Hemp Meadow Wood	Natural/semi-natural green space		Kenninghall	43752.8
LEX4	Dunham Road	Amenity Green Space		Lexham	491.2
L111	Back Street	Amenity Green Space		Litcham	664.2
MA13	Parkers Road	Amenity Green Space		Mattishall	404.7
MU7	Crown Road	Amenity Green Space		Mundford	229.9
MU8	Cranwich Road	Amenity Green Space		Mundford	753.9
MU10	A1065	Amenity Green Space		Mundford	1291.2
MU9	off Leonards Street	Allotments		Mundford	4067.6
NE6	Folly View	Amenity Green Space		Necton	938.6
NE7	Rear of Hale Road	Amenity Green Space		Necton	858.4
NE8	Briar Close	Amenity Green Space		Necton	206.9
NE9	Jubilee Way	Amenity Green Space		Necton	1405.2
NB9	Haugh Road	Amenity Green Space		New Buckenham	1651.8

NP5	The Street	Amenity Green Space		North Pickenham	614.7
NP6	Latimer Way	Amenity Green Space		North Pickenham	168.4
NT2	North Tuddenham Common	Natural/Semi-natural green space		North Tuddenham	96482.4
NT3	Poppy's Wood	Natural/Semi-natural green space		North Tuddenham	148674.3
OX4	St Johns Close	Amenity Green Space		Oxborough	649.0
OX5	The Green	Amenity Green Space		Oxborough	806.8
R7	Rectory Road	Amenity Green Space		Rocklands	1395.2
ST9	Cley Lane	Allotments		Saham Toney	7521.2
ST10	Cley Lane	Natural/Semi-natural Green Space		Saham Toney	7860.3
SHI10	Swan Lane	Amenity Green Space		Shipdham	6303.1
SHI11	Pound Green Close	Amenity Green Space		Shipdham	336.5
SHI12	Watton Road	Amenity Green Space		Shipdham	1004.0
SL3	Church Road	Cemeteries and Churchyards		South Lopham	2245.9
SL4	The Green	Amenity Green Space		South Lopham	599.2
SP5	Newfields	Amenity Green Space		Sporle	404.3
SB4	The Close	Amenity Green Space		Stow Bedon	1903.8
WSP7	Massingham Road	Amenity Green Space		Weasenham	188.2
W33	Ringmere Road	Amenity Green Space		Watton	937.3
W34	Stokes Avenue	Amenity Green Space		Watton	910.8
W35	Jubilee Road	Amenity Green Space		Watton	890.3
WE10	Angerstein Close	Amenity Green Space		Weeting	1340.0
WE11	Angerstein Close	Amenity Green Space		Weeting	458.7
WE12	Hereward Way	Amenity Green Space		Weeting	750.6
WE13	Lynn Road	Amenity Green Space		Weeting	3381.4

WE14	Rectory Lane	Amenity Green Space		Weeting	962.1
W37	Chestnut Road	Amenity Green Space		Watton	920.5
W39	Field Maple Road	Amenity Green Space		Watton	941.4
T100	Watermill Green	Amenity Green Space		Thetford	1055.8
T102	Whitehart Street	Cemeteries and churchyards		Thetford	918.0
T102	Elizabeth Way/Anne Sewell Close	Amenity Green Space		Thetford	2464.9
T103	Celia Phillips Close	Amenity Green Space		Thetford	448.6
T104	Anne Bartholomew Road	Amenity Green Space		Thetford	980.1
W40	Lovell Gardens	Amenity Green Space		Watton	1504.1
OB9	B1077	Natural/Semi-natural green space		Old Buckenham	6597.2
T94	Kimms Belt	Amenity Green Space		Thetford	2335.2
T95	Kimms Belt	Amenity Green Space		Thetford	169.0
T117	Kimms Belt	Amenity Green Space		Thetford	586.3
T104	Boleyn Close	Amenity Green Space		Thetford	448.2
T106	Anne Bartholomew Road	Amenity Green Space		Thetford	709.8
T107	Anne Bartholomew Road	Amenity Green Space		Thetford	636.9
T108	Burns Close	Amenity Green Space		Thetford	303.8
T109	Woodlands Drive	Amenity Green Space		Thetford	815.7
T111	Duncan Close	Amenity Green Space		Thetford	478.5
T112	Green Lane	Green Corridor		Thetford	9542.3
T113	Charlock Road	Amenity Green Space		Thetford	2967.3
T114	Teasal Drive	Amenity Green Space		Thetford	477.4
BT2	Beetley Rover	Natural/Semi-	Children's Play	Beetley	54445.1

	Meadows	natural green space			
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