

Breckland Local Plan – Proposed Main Modifications

Proposed Main Modifications

The following table sets out the major modifications to the Breckland Local Plan as a result of the Examination in Public.

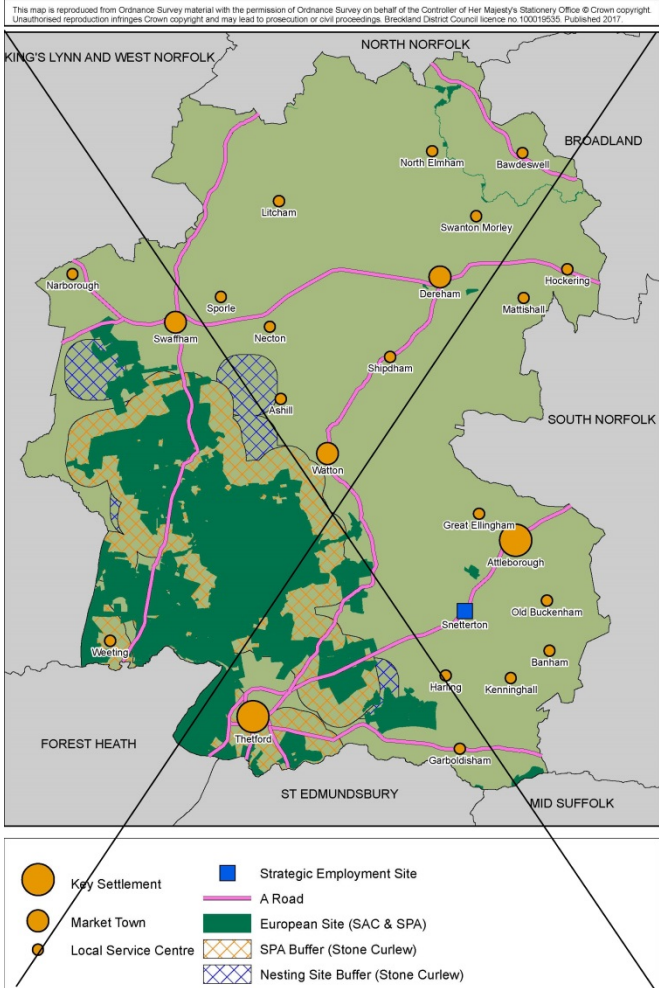
The table below relates to wording, tables, diagrams and maps in the Breckland Local Plan. The table sets out the following information:

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

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Mod Ref	LP Page Number	Policy / Site / Para / Fig	Text with proposed Modification	Reason for change
MA/I/KD/A	8	Figure 1.1	<p>Amend Figure 1.1 as follows:</p>  <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no. 100016535. Published 2017.</p>	Consistency with the Habitats Regulation Assessment (LP/S/4).

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MA/I/SV/1	13	Breckland's	Add the following text at the end of paragraph 1:	To ensure that the

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		Strategic Vision	<u>New growth will be balanced, ensuring that the District adapts to, and mitigates against the impacts of climate change.</u>	Strategic Vision reflects the government's commitments to climate change.
MA/I/SV/2	13	Breckland's Strategic Vision	Revise text as follows: Breckland will continue to cherish the natural and built assets <u>historic environment</u> which make the District unique	To ensure that reference is made to the historic environment
MA/I/SO/1	14	Strategic Objectives	Insert new strategic objective after objective 3 and change subsequent numbering of objectives: <u>4. Adapt and mitigate against the impacts of climate change.</u>	To ensure that the objectives reflect the government's commitments to climate change.
MA/I/SO/2	14	Strategic Objectives	Amend objective 12: 12. Contribute to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of Breckland, the wider landscape and setting, and its designated and non- designated heritage assets for the future;	To ensure that reference is made to designated and non-designated heritage assets.
MA/GP/01/A	16	GEN 1	Revise the second bullet point as follows: <ul style="list-style-type: none"> Protect and or where possible <u>enhance</u> the natural, built and historic environment 	To reflect that it may not always be possible to enhance the natural, built and historic environment

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MA/GP/01/B	16	GEN 1	<p>Add an additional bullet point at the end of the list:</p> <ul style="list-style-type: none"> • <u>Consideration of the cumulative impact of development, in particular, the impact on the environment.</u> 	To ensure cumulative impacts are addressed.
MA/GP/01/C	16	GEN 1	<p>Revise the final paragraph of the policy as follows:</p> <p>Where there are no Local Plan development plan policies relevant to the application, or relevant policies are out of date at the time of making the decision, silent or absent, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or specific policies in the Framework indicate that development should be refused.</p>	To ensure the policies aligns with the NPPF.
MA/GP/02/A	17	GEN 2	<p>After bullet points, revise policy as follows:</p> <p>Innovative and contemporary design where it enhances sustainability will be encouraged and promoted across the District. Development of poor design, that does not <u>respect or improve</u> the character and quality of the area and the way the area functions, will be refused planning permission.</p>	To acknowledge that it may not always be possible to improve the character and quality of the environment.
MA/GP/04/A	19	GEN 4 Supporting text	<p>Amend the second sentence of paragraph 2.16 as follows:</p> <p>‘..Key settlement of Attleborough with 2,65<u>80</u> dwellings to be allocated within the plan period (to 2036).’</p>	To ensure consistency with the amended housing trajectory.
MA/GP/04/B	20	GEN 4 Supporting text	<p>Revise Attleborough section, paragraph 2.21 of the supporting text under heading ‘Site Context and Constraints’:</p> <p>2.21 The Historic Characterisation Study identifies limited designated and non-designated <u>heritage</u> assets within and surrounding the boundary of the SUE <u>and contains an analysis of the immediate and wider context of the site.</u> Significant heritage</p>	To set out the wider context of the historic environment in the supporting text to

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			<p>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.</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>	justify proposed policy clauses relating to designated and non-designated heritage assets and the requirement for archaeological surveys.
MA/GP/04/C	20	GEN 4 supporting text	Amend the second sentence of paragraph 2.27 as follows: ‘the housing trajectory (appendix 1) indicates 2,6580 of the 4,000 dwellings...’	To ensure consistency with the amended housing trajectory.
MA/GP/04/D	25	GEN 4	Amend the first sentence of the policy to state ‘...of a total of at least 2,6580 net new dwellings with a further 1,3520 dwellings anticipated beyond the plan period within the SUE boundary.’	To ensure consistency with the amended housing trajectory.
MA/GP/04/E	26	GEN 4	Policy GEN 4, Under ‘Development Requirements of Attleborough Strategic Urban	To ensure the

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			<p>Extension (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 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> 	<p>development requirements adequately address the significance of the historic environment and that this forms an integral consideration in the planning of Attleborough SUE.</p>
MA/GP/04/F	26	GEN 4	<p>Policy GEN 4, Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)', delete wording in the 9th paragraph and replace with the following text:</p> <p>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</p>	<p>To remove reference to the trigger point of 1,800 homes to avoid confusion over the</p>

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			<p>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 <u>following the development of 1,800 homes in time to serve the development of 4,000 dwellings, of which, 2,680 are to be completed within the plan period.</u></p>	<p>requirement to determine an appropriate, deliverable solution for Wastewater Treatment Works for the entire allocation of 4,000 homes.</p>
MA/GP/04/G	26	GEN 4	<p>Under ‘Development Requirements of Attleborough Strategic Urban Extension (SUE)’ insert new wording after final paragraph</p> <p><u>New or improved/expanded local healthcare facilities may be required to serve the increased population, subject to consultation with NHS England.</u></p>	<p>In recognition that new residents will require healthcare provision</p>
MA/GP/04/H	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</u> <u>Proposals for the siting of major infrastructure, such as the link road required to serve the development, or infrastructure upgrades to the existing town centre will be informed by an appraisal of the impact upon the historic environment;</u></p>	<p>To ensure that the masterplan is informed by a full understanding of the impact on the historic environment seeking to conserve and enhance designated and undesignated heritage assets.</p>
MA/GP/04/I	27	GEN 4	<p>Masterplan, add an additional point following proposed criteria 16:</p> <p><u>17. Consideration of the potential to provide a new healthcare facility on site, unless it</u></p>	<p>In recognition that new residents will require healthcare</p>

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			<u>is determined financial contributions to existing facilities would be more appropriate to serve the healthcare needs of new residents.</u>	provision		
MA/GP/TH/A	29	Thetford	<p>Amend paragraph 2.46 as follows:</p> <p>2.47 The TAAP was produced to guide the significant housing and employment growth apportioned to Thetford, primarily delivered through the Thetford Sustainable Urban Extension (SUE). Thetford was appointed growth point status in 2006 and under the TAAP the town will deliver 5000 dwellings, 22ha of employment land and 500 net new jobs. The TAAP was part of the old Local Development Framework (LDF) system; it was intended to be read alongside the adopted Core Strategy. As discussed in the introduction of this document, when the new Local Plan is adopted all of the previous LDF documents will be replaced superseded.</p>	To ensure terminology is consistent in regards to policies and documents that are superseded.		
MA/GP/TH/B	30	Thetford	<p>Amend Paragraph 2.51 as follows:</p> <p>2.50 Following analysis of the relevance of each policy (in the context of the Local Plan) it was considered that the below policies from the TAAP should be rolled forward into the new Plan to <u>not be superseded to</u> ensure that the planning framework for this area is clear and consistent.</p>			
MA/GP/TH/C	30-31	Thetford	<p>Amend paragraph 2.51 and table 2.1 as follows:</p> <p>2.51 The following policies will be replaced <u>superseded</u> by District wide policies and will not be rolled forward into the Thetford Area Strategy section of the new Local Plan.</p> <p>Table 2.1 Replaced Superseded Thetford AAP Policies</p> <table border="1"> <tr> <td>Policy to be lost/superseded</td> <td>Relevant</td> </tr> </table>	Policy to be lost/superseded	Relevant	
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			<table border="1"> <tr> <td>Policy TH 17 Development in Flood Zones</td> <td>ENV 09</td> </tr> <tr> <td>Policy TH 19 Sustainable Construction Standards for Non-Residential Development</td> <td>National Policy</td> </tr> <tr> <td>Policy TH 24 Surface-Water Management</td> <td>ENV 09</td> </tr> <tr> <td>Policy TH 36 New Bring Recycling Facilities</td> <td>National policy</td> </tr> <tr> <td>Policy TH 38 Existing Employment Areas</td> <td>Policy EC 03</td> </tr> <tr> <td>Policy TH 39 Thetford Settlement Boundary</td> <td>Policy GEN 05</td> </tr> </table>	Policy TH 17 Development in Flood Zones	ENV 09	Policy TH 19 Sustainable Construction Standards for Non-Residential Development	National Policy	Policy TH 24 Surface-Water Management	ENV 09	Policy TH 36 New Bring Recycling Facilities	National policy	Policy TH 38 Existing Employment Areas	Policy EC 03	Policy TH 39 Thetford Settlement Boundary	Policy GEN 05					
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MA/GP/05/A	30	GEN 05 Supporting Text	<p>Amend the final sentence of paragraph 2.52 to state:</p> <p>“Beyond the settlement boundaries the wider area is largely defined as the countryside which is subject to a greater degree of protection to preserve the rural character of the District. Given the rural character of Breckland, the intrinsic character and beauty of the countryside is recognised.”</p>	To ensure that the wording of the policy is in line with paragraph 17 of the NPPF.
MA/GP/05/B	30	GEN 05	<p>Amend the first sentence to read:</p> <p>“subject to compliance with National and other Local Plan relevant Development Plan policies.”</p>	To ensure that the document refers to the Development Plan and not just the Local Plan.
MA/GP/05/C	30	GEN 05	<p>Amend the second paragraph to read:</p> <p>“Outside the defined settlement boundaries, development is restricted to preserve one or more of the following policies set out with the Local Plan including all relevant policies set out in the Local Plan, including but not necessarily restricted to:</p> <p><u>recognise the intrinsic character and beauty of the countryside. Development outside the defined settlement boundaries will only be acceptable where it is compliant with</u></p>	To ensure that the wording of the policy is in line with Paragraph 17 of the NPPF; to ensure that proposals have regard to all policies in the development plan.
MA/GP/05/D	30	GEN 05	<p>Amend titles of bullet points as follows:</p> <p>Policy HOU 03 – Development Outside of the Boundaries of Local Service Centres Policy HOU 04 – Rural Settlements with Boundaries <u>Villages with Boundaries</u> Policy HOU 05 – Small Villages and Hamlets Outside of Settlement Boundaries Policy HOU 08 – Provision for Gypsies, Travellers and Travelling Showpeople Policy HOU 12 – Conversion of Building in the Countryside</p>	To reflect changes made to the titles of the policies in the document

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			<p>Policy HOU 13 – Agricultural Rural Workers Exceptions</p> <p>Policy HOU 14 – Affordable Housing Exceptions</p> <p>Policy ENV 03 – The Brecks Protected Habitats and Species</p> <p>Policy EC 04– Employment Development Outside General Employment Areas</p> <p>Policy EC 06 – Farm Diversification</p> <p>Policy EC 07 – Tourism Related Development</p>	
MA/H/02/A	32	HOU 02	<p>Amend sentence 2 of paragraph paragraph 3.8 as follows: ‘At 3,100<u>3,070</u> units beyond <u>the</u> planning period,...’</p>	To ensure consistency with the amended housing trajectory.
MA/H/02/B	33	HOU 02	<p>Amend the first sentence of the policy to read:</p> <p>Housing growth will be distributed in line with the following individual settlement <u>minimum</u> targets:</p>	To ensure that the targets are a minimum in line with Policy HOU 01
MA/H/02/C	35	HOU 02	<p>Amend the column ‘Housing Target for additional dwellings to 2036’ for the row ‘Villages with boundaries’ in line with the proposed methodology as set out in the proposed Appendix 5:</p> <p>150<u>234</u></p>	To ensure that the target reflects the methodology for the calculation of HOU 04 as set out in the proposed new Appendix 5.
MA/H/02/D	33-35	HOU 02	<p>Update Policy HOU 02 to reflect the most up to date completions and commitments. Please see Appendix C of the Housing Topic paper.</p>	To ensure that Policy HOU 02 is updated to reflect the most up to date completions and commitments.

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MA/H/03/A	36	HOU 03	Amend the final sentence of paragraph 1 to state: “...will be allowed subject to being supported by other <u>relevant</u> policies within the Local Plan Development Plan and meeting all of the following criteria:”	To ensure that relevant policies within the Development Plan are also referred to, to reflect Neighbourhood Plans.
MA/H/03/B	36	HOU 03	Amend criterion 2 of the policy as follows: 2. It would not lead to the number of dwellings in the settlement <u>significantly</u> exceeding the housing target.	To ensure the policy conforms with other policies within the Local Plan
MA/H/03/C	36	HOU 03	Amend the final sentence of the policy as follows: Opportunities for self build dwellings which meet the criteria set out above will be considered in accordance with national guidance <u>supported</u> .	To ensure that the Local Plan supports opportunities for self build dwellings.
MA/H/04/A	37	HOU 04	Add the following text after paragraph 3.19: <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>	To provide reference to Appendix 5
MA/H/07/A	44	HOU 07 Supporting text	Remove paragraph 3.58 of the supporting text, and add this to policy HOU 07 under the heading ‘commuted sums’	Wording is strengthened by inclusion in the

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			<p>3.58 In line with the NPPF, affordable housing will be delivered on site. Where evidence is provided that the site is not viable if provision is made on site in line with the requirements set out in this policy, a commuted sum will be sought at £50,000 per equivalent whole dwelling as recommended by the Council’s Local Plan CIL Viability Assessment.</p>	<p>policy, therefore it is proposed to remove wording from the supporting text.</p>
MA/H/07/B	44	HOU 07	<p>Under the heading ‘commuted sums’ add following wording:</p> <p><u>In line with the NPPF, affordable housing will be delivered on site. Where evidence is provided that the site is not viable if provision is made on site in line with the requirements set out in this policy, a commuted sum will be sought at £50,000 per equivalent whole dwelling as recommended by the Council’s Local Plan CIL Viability Assessment, or successor evidence endorsed by the Council.</u></p>	<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.</p>
MA/H/07/C	44	HOU 07	<p>Add new criterion before i. and renumber criteria accordingly (numerical not roman numerals)</p> <p><u>1. The national definition of affordable housing as set out in the National Planning Policy Framework, is applied for the purpose of this policy.</u></p>	<p>Ensures the policy remains up to date and consistent with national government policy</p>
MA/H/07/D	44	HOU 07	<p>Add wording to policy criterion iii</p> <p>The size, mix, type and tenure of affordable homes as defined in national policy, will meet the identified housing need of Breckland as established by the CNSHMA and agreed by Breckland Council, <u>currently a tenure split of 70:30 rented to shared</u></p>	<p>Provide clarity by specifying current tenure split</p>

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			<u>ownership/intermediate products (CNSHMA 2017).</u>	
MA/H/07/E	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/07/F	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. 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.</p>	to avoid misinterpretation and to clarify the policy requirement
MA/H/08/A	47	HOU08	<p>Amend final sentence of Policy HOU08</p> <p>Planning permission for alternative development of changes of use will <u>only be permitted where it can be robustly evidenced that there is no longer a need for gypsy and traveller accommodation.</u></p>	To ensure the retention of gypsy and traveller accommodation to meet identified needs
MA/H/09/A	49	Policy HOU 09 Specialist	Insert new paragraph after paragraph 3.74:	Clarify the need for C2 bed spaces

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		Housing, supporting text	<p><u>3.75. The CNSHMA sets out a need for 1,277 additional C2 bed spaces to be provided within Breckland by the end of the plan period (2036) for older people. The Council will meet the need for new C2 bedspaces through the following approaches:</u></p> <ul style="list-style-type: none"> • <u>Provision of new care homes , where applications are assessed through Policy HOU09;</u> • <u>Encouraging the incorporation of specialist housing within affordable housing exception sites; and</u> • <u>Allocation of a new 60 bed care home as part of Watton Housing Allocation 2</u> <p><u>3.75 The Council recognise that new supply of housing for older people is a complex issue; many older people wish to remain in their own homes, as envisaged by the Government’s recent reforms of Health and Adult Social Care. Therefore, despite the ageing population, current Government policy means that the number of care homes and nursing homes may actually decline, as people are supported to continue living in their own homes for longer. The Council also intends to bring in technical design standards for new homes, within a proportion of development to enable older people to remain within their own homes for longer.</u></p>	based on evidence
MA/H/09/B	49	Policy HOU 09 Specialist Housing	<p>Insert additional wording following criterion d:</p> <p><u>C2 Residential Institutions</u> <u>Applications which provide additional C2 bed spaces to meet the needs of Older People as defined within the Central Norfolk Strategic Housing Market Assessment will be supported (subject to conformity with other relevant policies within the development plan). The Council will resist the loss of C2 bed spaces unless it can be demonstrated that a replacement facility will be provided or that such a use was not viable.</u></p>	To ensure the policy addresses the need for C2 bed spaces.
MA/H/11/A	53	Paragraph 3.99	<p>Amend the final sentence of the policy to state: Additionally proposals will be subject to consideration of any potential impact on European sites in line with the Habitats Regulations 2010 <u>2017</u> and Policies ENV02 and ENV03.</p>	To reflect the appropriate HRA
MA/H/11/B	53	HOU11	<p>Delete last sentence of policy: Extensions or alterations that adversely affect the setting of a Listed Building or group of Listed Buildings will be refused.</p>	Addressed in Policy ENV07

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MA/H/12/A	53	Title of section	Prior to paragraph 3.101 Revise the title of the section to: Barn Conversions <u>Conversion of Buildings in the Countryside</u>	To be consistent with national policy
MA/H/12/B	54	Title of section	Prior to paragraph 3.103 Revise the title of the section to: Agricultural Workers Exceptions <u>Rural Workers Dwellings</u>	To be consistent with national policy
MA/H/13/A	55	HOU13	Change the title of the policy to : Policy HOU13 Agricultural Workers Exceptions - <u>Rural Workers Dwellings</u>	To be consistent with national policy
MA/H/13/B	55	HOU13	Delete the final bullet point •The dwelling has been made available to a minimum of three Registered Providers operating locally on terms which would prioritise its occupation by a rural worker as an affordable dwelling – and that option has been refused.	To be consistent with national policy
MA/H/14/A	56	HOU 14	Merge criterion e. and g. into one criterion: e. The scheme <u>demonstrates good design</u> , is of a style appropriate to its immediate surroundings and scale proportionate to existing development; g. The scheme demonstrates good design that is sympathetic to the local area and existing settlement; and	To avoid duplication
MA/H/14/B	56	HOU 14	Remove criterion h and make reference to specialist housing as a separate paragraph in the policy h. The scheme provides an element of specialist housing, subject to local need. Insert new paragraph at end of policy: <u>Where there is an identified need for specialist housing which can be demonstrated by the applicant, schemes which provide an element of specialist housing will be supported.</u>	To provide clarification to the policy requirement
MA/H/DER/A	58	Dereham	Amend the first paragraph as follows:	To ensure

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			<p>'The town will provide an additional 1,554 <u>1,784</u> dwellings over the plan period to 2036. Of these 1,554 <u>1,784</u> dwellings, 804 <u>760</u> dwellings have either been completed or are committed developments since 2011. <u>220 dwellings are proposed through the not superseded Policy D2 from the Site Specific Policies and Proposals Development Plan Document. A further 264 dwellings have decision to grant subject to a Section 106 agreement.</u> This means that the new allocation for the remainder of the Local Plan period to 2036 is 750 <u>540</u>.'</p>	<p>consistency with the amended version of Policy HOU 02</p>
MA/H/DER/B	60	Map 3.1	<p>Amend boundary of site LP[025]007 Dereham Housing Allocation 1 to align with the boundary of the planning application site 3PL/2015/1045/O</p>	<p>In recognition of site constraints leading to amended boundary</p>
MA/H/DER1/A	61	Dereham Housing Allocation 1	<p>Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>'</p>	<p>To ensure the policy aligns with the NPPF</p>
MA/H/DER1/B	61	Dereham Housing Allocation 1	<p>Amend criterion 2: 2. The development should provide a minimum of two Local Areas for Play (LAPs). Provision of open space in accordance with the requirements set out in Policy ENV 04. The open space requirements should be set out in a manner which maximises opportunities to enhance biodiversity corridors including the setting of Shilling Lane;</p>	<p>To ensure the policy aligns with the modifications proposed to Policy ENV 04.</p>
MA/H/DER1/C	61	Dereham Housing Allocation 1	<p>Amend criterion 4: 4. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u></p>	<p>To ensure regard is had to additional transport evidence.</p>
MA/H/DER1/D	61	Dereham Housing Allocation 1	<p>Amend criterion 5: 5. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient</p>	<p>The policy clause is not justified.</p>

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			<p>capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works. A Utilities Statement will be required to support the planning application;</u></p>	
MA/H/DER1/E	61	Dereham Housing Allocation 1	<p>Delete policy clause 6:</p> <p>6. Development should consider use and promotion of water efficiency measures</p>	Addressed by policy HOU 10
MA/H/DER1/F	61	Dereham Housing Allocation 1	<p>Insert a further policy criterion:</p> <p><u>6. The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets</u></p>	To ensure due regard is given to the impact of the proposal on the historic environment.
MA/H/DER1/G	61	Dereham Housing Allocation 1 Supporting text	<p>Amend supporting text, para 3.126</p> <p>The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p> <p><u>3.126 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how</u></p>	Justification for revised policy clause

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			<u>the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u>	
MA/H/DER2/A	62	Dereham Housing Allocation 2	Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
MA/H/DER2/B	62	Dereham Housing Allocation 2	Amend criterion 3: 3. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u>	To ensure regard is had to additional transport evidence.
MA/H/DER2/C	62	Dereham Housing Allocation 2	Amend criterion 4: 4. <u>The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets. The</u> D design of the scheme should have regard to and respect the gateway location of the site;	To ensure due regard is given to the impact of the proposal on the historic environment.
MA/H/DER2/D	62	Dereham Housing Allocation 2	Amend criterion 5: 5. The development should provide a minimum of 1 Locally Equipped Area for Play (LEAP); and. <u>Provision of open space in accordance with the requirements set out in Policy ENV 04; and.</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/DER2/E	62	Dereham Housing Allocation 2	Amend criterion 6: 6. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-	The policy clause is not justified.

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			<p>application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works. A Utilities Statement will be required to support the planning application;</u></p>	
MA/H/DER2/F	62	Dereham Housing Allocation 2	<p>Add criterion:</p> <p><u>7. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 5.</u></p>	Recognition of the cumulative impact of development.
MA/H/DER2/G	63	Dereham Housing Allocation 2 Supporting text	<p>Supporting text, amend paragraph 3.131:</p> <p>Amend supporting text</p> <p>3.131 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p> <p><u>3.131 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees</u></p>	Justification for revised policy clause

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			<u>or archaeological remains.</u>	
MA/H/DER2/H	63	Dereham Housing Allocation 2 Supporting text	Add further wording to the supporting text: <u>3.132 To the south of the site lies the Tudd Valley, an easterly draining catchment carved through the underlying chalk solid geology and overlain with glacial drift deposits of sand, gravel and clay. The proximity of the River Tudd Valley should inform consideration of drainage from the site and any increased potential risk of flooding due to the increase in impermeable surfaces. The valley continues to the east to Badley Moor SSSI, part of the Norfolk Valley Fens Special Area of Conservation (SAC). Any planning application should have regard to this defining landscape feature and mitigate the environmental impact of new development.</u>	In recognition of the proximity of the site to the River Tudd
MA/H/DER3/A	64	Dereham Housing Allocation 3	Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
MA/H/DER3/B	64	Dereham Housing Allocation 3	Amend criterion 2: 2. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u>	To ensure regard is had to additional transport evidence.
MA/H/DER3/C	64	Dereham Housing Allocation 3	Amend criterion 5: 5. Retention and enhancement of native hedgerows and trees. Suitable screening should be agreed within the application; <u>. Development proposals should have regard to the proximity of the site to the Neatherd Moor;</u>	Regard to Neatherd Moor
MA/H/DER3/D	64	Dereham Housing Allocation 3	Amend criterion 7: 7. The development should provide a minimum of 1 Locally Equipped Area for Play (LEAP); and. <u>Provision of open space in accordance with the requirements set out in Policy ENV 04; and.</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.

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MA/H/DER3/E	64	Dereham Housing Allocation 3	<p>Amend criterion 8:</p> <p>8. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works. A Utilities Statement will be required to support the planning application;</u></p>	The policy clause is not justified.
MA/H/DER3/F	64	Dereham Housing Allocation 3	<p>Delete criterion 9:</p> <p>9. Development should consider use and promotion of water efficiency measures</p>	Addressed in policy HOU 10
MA/H/DER3/G	64	Dereham Housing Allocation 3	<p>Add additional policy criterion:</p> <p><u>9. In line with policy ENV 01, opportunities to connect the site with the wider green infrastructure network should be explored, in particular connections to the Mid-Norfolk Railway Line;</u></p>	Recognising the importance of GI connectivity
MA/H/DER3/H	64	Dereham Housing Allocation 3, Supporting text	<p>Supporting text, amend paragraph 3.136:</p> <p>Amend supporting text</p> <p>3.136 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p> <p><u>3.136 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and</u></p>	Justification for revised policy clause

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			<p><u>the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p>	
MA/H/DER4/A	66	Dereham Housing Allocation 4	<p>Amend the second sentence as follows:</p> <p><u>‘Development will be subject to compliance with adopted Development Plan policies and the following criteria:’</u></p>	To ensure the policy aligns with the NPPF
MA/H/DER4/B	66	Dereham Housing Allocation 4	<p>Amend criterion 3</p> <p>3. Development should have regard to the main Dereham Hospital building as a non-designated heritage asset;</p> <p><u>3. The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets, in particular; Dereham Hospital building (non-designated heritage asset), Grade II listed Dereham Water Tower and the setting of Dereham Conservation Area.</u></p>	To ensure due regard is given to the impact of the proposal on the historic environment.
MA/H/DER4/C	66	Dereham Housing Allocation 4	<p>Amend criterion 5:</p> <p>5. The development should provide a minimum of 2 Local Areas for Play (LAP’s);</p> <p><u>Provision of open space in accordance with the requirements set out in Policy ENV 04;</u></p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/DER4/D	66	Dereham Housing Allocation 4	<p>Amend criterion 6:</p> <p><u>6. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; and any subsequent additional transport evidence. Further transport assessments may be required;</u></p>	To ensure regard is had to additional transport evidence.

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MA/H/DER4/E	66	Dereham Housing Allocation 4	<p>Amend criterion 7:</p> <p>7. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works. A Utilities Statement will be required to support the planning application;</u></p>	The policy clause is not justified.
MA/H/DER4/F	67	Dereham Housing Allocation 4, Supporting text	<p>Supporting text, amend paragraph 3.136:</p> <p>Amend supporting text</p> <p>3.142 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p> <p><u>3.142 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees</u></p>	Justification for revised policy clause

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			<u>or archaeological remains.</u>	
MA/H/DER5/A	68	Dereham Housing Allocation 5	Amend criterion 2: Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
MA/H/DER5/B	68	Dereham Housing Allocation 5	Amend criterion 4: 4. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u>	To ensure regard is had to additional transport evidence.
MA/H/DER5/C	68	Dereham Housing Allocation 5	Amend criterion 6: 6. <u>The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets.</u> Development proposals should have regard to and respect the gateway location of this site, as identified through the Breckland Historic Characterisation Study;	To ensure due regard is given to the impact of the proposal on the historic environment.
MA/H/DER5/D	68	Dereham Housing Allocation 5	Amend criterion 7: 7. Development should provide a minimum of 2 Locally Equipped Areas for Play (LEAP's) and an outdoor sports area; <u>Provision of open space in accordance with the requirements set out in Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/DER5/E	68	Dereham Housing Allocation 5	Amend criterion 8: 8. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;	The policy clause is not justified.

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			<u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works. A Utilities Statement will be required to support the planning application;</u>	
MA/H/DER5/F	68	Dereham Housing Allocation 5	Delete criterion 11: 11. Development should consider use and promotion of water efficiency measures	Addressed by Policy HOU 10
MA/H/DER5/G	68	Dereham Housing Allocation 5	Add criterion: <u>7. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 5.</u>	Recognition of the cumulative impact of development.
MA/H/DER5/H	68	Dereham Housing Allocation 5	Add additional criterion: <u>A site specific flood risk assessment will be required for this site to address the risk of flooding due to the sites partial location within the flood plain of the River Tudd and to address surface water flooding due to sites partial location within an area at risk of surface water run-off and due to the increased impermeable area created by the development on site.</u>	To address the risk of flooding in line with the NPPF
MA/H/DER5/I	69	Dereham Housing Allocation 5, Supporting text	Supporting text, amend paragraph 3.147: Amend supporting text 3.142 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision. <u>3.142 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact</u>	Justification for revised policy clause

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			<p><u>of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p>	
MA/H/DER5/J	69	Dereham Housing Allocation 5, Supporting text	<p>Add further wording to the supporting text:</p> <p><u>3.138 To the south of the site lies the Tudd Valley, an easterly draining catchment carved through the underlying chalk solid geology and overlain with glacial drift deposits of sand, gravel and clay. The proximity of the River Tudd Valley should inform consideration of drainage from the site and any increased potential risk of flooding due to the increase in impermeable surfaces. The valley continues to the east to Badley Moor SSSI, part of the Norfolk Valley Fens Special Area of Conservation (SAC). Any planning application should have regard to this defining landscape feature and mitigate the environmental impact of new development.</u></p>	In recognition of the proximity of the site to the River Tudd
MA/H/SWA/A	70	Swaffham	<p>Amend paragraph 3.148 as follows:</p> <p>Swaffham is identified as a market town. The town is located to the west of Breckland and is bounded to the north by the A47. through the Local Plan and will provide an additional 1612 1,553 new dwellings over the plan period. Of these 1612 1553 dwellings, 1007 856 have either already been completed or are committed. 97 dwellings are proposed through the not superseded Policy SW1 from the Site Specific Policies and Proposals Development Plan Document. A further 97 dwellings, leaving 605 dwellings. It is proposed to allocate 600 additional dwellings, are proposed for allocation through the Local Plan of which there are 525 dwellings proposed through planning applications with decision to grant subject to Section 106 agreements.</p>	To ensure consistency with the amended version of Policy HOU 02
MA/H/SWA1/B	73	Swaffham Allocation 1	Amend second sentence:	To ensure the policy aligns with

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			<p>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p>	<p>the modifications proposed to Policy ENV 04.</p>
MA/H/SWA1/C	73	Swaffham Allocation 1	<p>Amend the third sentence as follows:</p> <p>'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:'</p>	<p>To ensure the policy aligns with the NPPF</p>
MA/H/SWA1/D	73	Swaffham Allocation 1	<p>Amend criterion 3:</p> <p>.A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</p>	<p>Regard to the findings of the Water Cycle Study</p>
MA/H/SWA2/A	74	Swaffham Allocation 2	<p>Amend title as follows:</p> <p>Swaffham <u>Housing</u> Allocation 2</p>	<p>For consistency</p>
MA/H/SWA2/B	74	Swaffham Allocation 2	<p>Amend second sentence:</p> <p>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p>	<p>To ensure the policy aligns with the modifications proposed to Policy ENV 04.</p>
MA/H/SWA2/C	74	Swaffham Allocation 2	<p>Amend the third sentence as follows:</p> <p>'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:'</p>	<p>To ensure the policy aligns with the NPPF</p>

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MA/H/SWA2/D	74	Swaffham Allocation 2	Amend criterion 4: . A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	Regard to the findings of the Water Cycle Study
MA/H/SWA3/A	75	Swaffham Allocation 3	Amend title as follows: Swaffham <u>Housing</u> Allocation 3	For consistency
MA/H/SWA3/B	75	Swaffham Allocation 3	Amend second sentence: A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/SWA3/C	75	Swaffham Allocation 3	Amend the third sentence as follows: 'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and <u>the following criteria:'</u>	To ensure the policy aligns with the NPPF
MA/H/SWA3/D	75	Swaffham Allocation 3	Amend criterion 4 as follows: The layout and design of the site will provide an appropriate response to the established pattern of development along Norwich Road South Pickenham Road and respect the site's location as a key gateway into Swaffham, <u>having regard to the findings of the Historic Characterisation Study'.</u>	To ensure the criterion reflects the findings of the Historic Characterisation Study

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MA/H/SWA3/E	75	Swaffham Allocation 3	Amend criterion 6: . A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	Regard to the findings of the Water Cycle Study
MA/H/SWA4/A	77	Swaffham Allocation 4	Amend title as follows: Swaffham <u>Housing</u> Allocation 4	For consistency
MA/H/SWA4/B	77	Swaffham Allocation 4	Amend second sentence: A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/SWA4/C	77	Swaffham Allocation 4	Amend the third sentence as follows: 'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF
MA/H/SWA4/D	77	Swaffham Allocation 4	Amend criterion 4: The scheme's design, whilst will preserve ing and enhancing or where possible enhance the setting of nearby designated and non designated heritage assets. is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance'.	To have regard to comments made by Historic England
MA/H/SWA4/E	77	Swaffham	Amend criterion 7:	Regard to the

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		Allocation 4	. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.	findings of the Water Cycle Study
MA/H/SWA5/A	79	Swaffham Allocation 5	Amend title as follows: Swaffham <u>Housing</u> Allocation 5	For consistency
MA/H/SWA5/B	79	Swaffham Allocation 5	Amend the first sentence '..residential development of at least 78 <u>130</u> dwellings.'	To correct an error within the policy wording
MA/H/SWA5/C	79	Swaffham Allocation 5	Amend the second sentence A minimum area of on-site open space of 0.64 hectares will be provided on-site. <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/SWA5/D	79	Swaffham Allocation 5	Amend the third sentence as follows: 'Residential Development will be permitted subject to compliance with <u>adopted policies in the Local Development Plan policies and</u> the following criteria:'	To ensure the policy aligns with the NPPF
MA/H/SWA5/E	79	Swaffham Allocation 5	Amend Criterion 4 '...location as a key gateway into Swaffham, <u>having regard to the findings of the Historic Characterisation Study;</u> '	To reflect the findings of the Historic Characterisation Study
MA/H/SWA5/F	79	Swaffham Allocation 5	Amend criterion 7:	Regard to the findings of the

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			. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.	Water Cycle Study
MA/H/SWA6/A	80	Swaffham Allocation 6	Amend title as follows: Swaffham <u>Housing</u> Allocation 6	For consistency
MA/H/SWA6/B	80	Swaffham Allocation 6	Amend second sentence: A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/SWA6/C	80	Swaffham Allocation 6	Amend the third sentence as follows: 'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria.' <u>'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria.'</u>	To ensure the policy aligns with the NPPF
MA/H/SWA6/D	80	Swaffham Allocation 6	Amend criterion 3: The scheme's design, whilst will preserve ing and enhancing or where possible enhance the setting of nearby designated and non designated heritage assets, with particular regard to the Grade II* Listed Manor House.. is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance'. <u>The scheme's design, whilst will preserve ing and enhancing or where possible enhance the setting of nearby designated and non designated heritage assets, with particular regard to the Grade II* Listed Manor House.. is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance'.</u>	To have regard to comments made by Historic England
MA/H/WAT/A	82	Watton	Amend paragraph 3.178 as follows:	To ensure consistency with

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			‘...The town has been identified through the Local Plan for 1,305 <u>1,553</u> dwellings over the plan period from 2011 to 2036. Of these dwellings 1,130 <u>1,431</u> are currently committed or completed, this leaves a further 175 for consideration through the Local Plan. <u>205 additional dwellings are proposed for allocation through the Local Plan</u> ’.	the amended version of Policy HOU 02
MA/H/WAT1/A	84	Watton Housing Allocation 1	Amend the second sentence as follows: ‘Development will be permitted subject to compliance with the adopted <u>Development Plan policies and the following criteria:</u> ’	To ensure the policy aligns with the NPPF
MA/H/WAT1/B	84	Watton Housing Allocation 1	Amend clause 5: Provision of 1 Local Equipped Area for Play (LEAP). <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/WAT1/C	84	Watton Housing Allocation 1	Amend policy clause 9. 9. a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>9. Development proposals in Watton should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Watton Waste Water Treatment Works. A Utilities Statement will be required to support the planning application.</u>	To reflect findings of the Water Cycle Study
MA/H/WAT1/D	84	Watton Housing Allocation 1	Amend policy clause 10 ‘Any development proposal should protect and enhance the wider setting of the Conservation Area, listed buildings and non-designated heritage assets. The scheme	To have regard to comments made by Historic England

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			<p>design proposal will be informed by a detailed appraisal of the asset’s significance; and’</p> <p><u>The scheme’s design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets; and</u></p>	
MA/H/WAT1/E	85	Watton Housing Allocation 1, Supporting text	<p>Insert new paragraph after 3.186</p> <p><u>3.187 Used water from properties in Watton feeds into Watton Waste water Treatment Works (WwTW). The growth proposed in the Watton WwTW catchment is given an Amber status on the basis that some upgrades are required, but are within the limit of conventional treatment. Upon application of the revised discharge permit, AWS should determine potential impact of the additional discharge on flood risk.</u></p>	To justify policy clause 9
MA/H/WAT2/A	86	Watton Housing Allocation 2	<p>Amend the second sentence as follows:</p> <p>‘Development will be permitted subject to compliance with the adopted <u>Development Plan policies and the following criteria:</u>’</p>	To ensure the policy aligns with the NPPF
MA/H/WAT2/B	86	Watton Housing Allocation 2	<p>Amend criterion 2</p> <p><u>‘Where necessary, implementation of transport mitigation measures to the satisfaction of Norfolk County Council Highway Authority’</u></p>	To ensure policy aligns with the NPPF
MA/H/WAT2/C	86	Watton Housing Allocation 2	<p>Amend criterion 5</p> <p>5. A further landscaping buffer is required on the eastern boundary of the site to provide screening from the adjacent business park. Additional mitigation measures may <u>will</u> be required to ensure the protection of residential amenity from the adjacent business park, in line with Policy COM 03.</p>	To ensure policy aligns with Policy COM 03
MA/H/WAT2/D	86	Watton Housing Allocation 2	<p>Amend clause 6</p> <p>Provision of 1 Local Area for Play (LAP).</p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.

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MA/H/WAT2/E	86	Watton Housing Allocation 2	<p>Amend policy clause 8.</p> <p>8. a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>8. Development proposals in Watton should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Watton Waste Water Treatment Works. A Utilities Statement will be required to support the planning application.</u></p>	To reflect findings of the Water Cycle Study
MA/H/WAT2/F	86	Watton Housing Allocation 2	<p>Amend criterion 9 as follows:</p> <p>'Any development proposal should protect and enhance the setting of the Grade II listed building: Rockeles Hall. The scheme design proposal will be informed by a detailed appraisal of the asset's significance.'</p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets, with particular regard to the Grade II Rockeles Hall</u></p>	To have regard to comments made by Historic England
MA/H/WAT2/G	87	Watton Housing Allocation 2, Supporting text	<p>Insert new paragraph after 3.191</p> <p><u>3.191 Used water from properties in Watton feeds into Watton Waste water Treatment Works (WwTW). The growth proposed in the Watton WwTW catchment is given an Amber status on the basis that some upgrades are required, but are within the limit of conventional treatment. Upon application of the revised discharge permit, AWS should determine potential impact of the additional discharge on flood risk.</u></p>	To justify policy clause 8.
MA/H/ASH/A	88	Ashill	<p>Amend paragraph 3.192 as follows:</p> <p>'Ashill is identified as a Local Service Centre through the locational strategy and it will see 10% grown through the plan period to 2036, providing an additional 90 105</p>	To ensure consistency with the amended version of Policy

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			<p>dwelling over the plan period to 2036. Of this 90 <u>105</u> there are currently 22 <u>39</u> completions and 49 <u>46</u> commitments (including a decision to grant subject to S.106), meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 20 <u>20</u> additional dwellings are proposed for allocation through the Local Plan.’</p>	HOU 02
MA/H/ASH1/A	90	Ashill Housing Allocation 1	<p>Amend the second sentence as follows:</p> <p>‘Development will be subject to compliance with adopted Local Plan <u>Development Plan</u> policies and <u>the following criteria:</u>’</p>	To ensure the policy aligns with the NPPF
MA/H/ASH1/B	90	Ashill Housing Allocation 1	<p>Amend criterion 2:</p> <p>The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets’ significance’.</p> <p><u>The scheme’s design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets, with particular regard to the Grade I listed Church of St. Nicholas, the Grade II Listed ‘The Glebe’, and the non-designated 19th Century School and attached master’s house’</u></p>	To have regard to comments made by Historic England
MA/H/ASH1/C	90	Ashill Housing Allocation 1	<p>Amend criterion 5:</p> <p>.A pre application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u></p>	Regard to the findings of the Water Cycle Study
MA/H/BAN/A	91	Banham	Amend paragraph 3.200 as follows:	To ensure

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			<p>'Banham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 118 <u>117</u> dwellings over the plan period to 2036. Of this 118 <u>117</u> there are currently 16 <u>17</u> completions and 60 <u>58</u> commitments. meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 42. <u>42 additional dwellings are proposed for allocation through the Local Plan.'</u></p>	<p>consistency with the amended version of Policy HOU 02</p>
MA/H/BAN1/A	93	Banham Housing Allocation 1	<p>Amend first sentence as follows:</p> <p>Land amounting to 3.2ha <u>2ha</u> (sites LP(003)009 and (LP[003]012) is allocated for a residential development of at least 42 dwellings.</p>	<p>To provide further clarity that only sites LP[003]009 and LP[003]012 are allocated for residential development. Correction. To reflect criteria 7 of the policy.</p>
MA/H/BAN1/B	93	Banham Housing Allocation 1	<p>Amend second sentence as follows:</p> <p>'A minimum of 1 ha of open space including a children's play facility will be provided on land to the south of Greyhound Lane (LP[003]003)'</p> <p>The provision of open space is required in accordance with Policy ENV 04 and will be provided on land to the south of Greyhound Lane (LP[003]003)</p>	<p>To ensure the policy aligns with the modifications proposed to Policy ENV 04.</p>
MA/H/BAN1/C	93	Banham Housing Allocation 1	<p>Amend the third sentence as follows:</p> <p>'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>'</p>	<p>To ensure the policy aligns with the NPPF</p>
MA/H/BAN1/D	93	Banham Housing Allocation 1	<p>Amend clause 1</p> <p>...development to Greyhound Lane; <u>Subject to demonstration of highway safety in</u></p>	<p>To reflect representations made by the</p>

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			<u>consultation with Norfolk County Council as the Highway Authority, there may be potential for a second vehicular access onto Greyhound Lane;</u>	Agent.
MA/H/BAN1/E	93	Banham Housing Allocation 1	Amend Clause 5: Development proposals should seek to protect and enhance the setting of Banham Conservation Area 'The scheme will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the conservation area. An archaeological assessment is required to support the application.'	To have regard to comments made by Historic England
MA/H/BAN1/F	93	Banham Housing Allocation 1	Amend criterion 8: . A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	Regard to the findings of the Water Cycle Study
MA/H/BAW/A	95	Bawdeswell	Amend paragraph 3.211 as follows: 'Bawdeswell is identified as a Local Service Centre through the location strategy and it will see 10% growth through the plan period, providing an additional 36 49 dwellings over the plan period to 2036. Of these 36 49 dwellings, there are currently 49 completions and commitments. meaning that the new allocation for the remainder of the Local Plan period to 2036 is 30. <u>40 dwellings are proposed for allocation through the Local Plan, but these are already included within the completions and commitments.'</u>	To ensure consistency with the amended version of Policy HOU 02

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MA/H/BAW/1/A	97	Bawdeswell Housing Allocation 1	<p>Amend the second sentence as follows:</p> <p>A local Area for Play (LAP) should be provided on the site along with related landscaping.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04</u></p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/BAW/1/B	97	Bawdeswell Housing Allocation 1	<p>Amend the third sentence as follows:</p> <p><u>'Development will be subject to compliance with adopted Development Plan policies and the following criteria:'</u></p>	To ensure the policy aligns with the NPPF
MA/H/BAW1/C	97	Bawdeswell Housing Allocation 1	<p>Insert a new clause (4) to Policy Bawdeswell Housing Allocation 1</p> <p><u>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.</u></p>	SoCG Breckland District Council and Anglian Water
MA/H/BAW1/D	97	Bawdeswell Housing Allocation 1 Supporting Text	<p>Delete final two sentence of paragraph 3.217:</p> <p>Furthermore, 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.</p>	This is already reflected within proposed clause 4.
MA/H/GAR/A	98	Garboldisham	<p>Amend paragraph 3.218 as follows:</p> <p><u>'Garboldisham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 43 50 dwellings over the plan period to 2036. Of these 42 50 there are currently 10 completions and 5 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 35.'</u> 35 dwellings are proposed for allocation through</p>	To ensure consistency with the amended version of Policy HOU 02

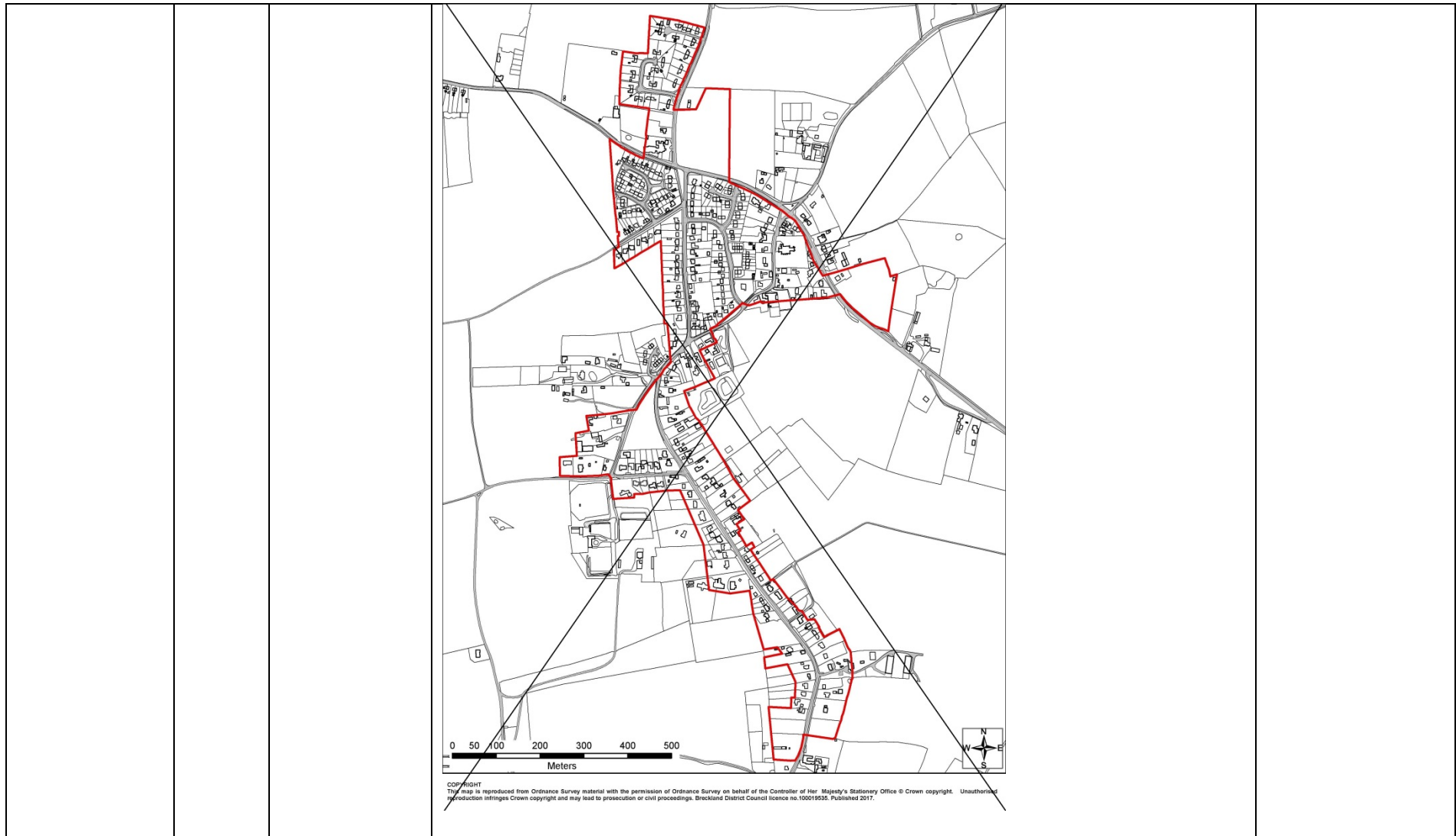
Breckland Local Plan – Proposed Main Modifications

			<u>the Local Plan.</u>	
MA/H/GAR1/A	100	Garboldisham	Amend the second sentence as follows: ‘A minimum of 1 Local Area for Play (LAP) will be provided within the site, alongside related landscaping and facilities.’ <u>The provision of open space is required in accordance with Policy ENV 04</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/GAR1/B	100	Garboldisham Housing Allocation 1	Amend the third sentence as follows: ‘Development will be subject to compliance with adopted Development Plan policies and the following criteria:’	To ensure the policy aligns with the NPPF
MA/H/GAR1/C	100	Garboldisham Housing Allocation 1	Amend policy criterion 6: 6. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>6. Development proposals in Garboldisham should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Watton Waste Water Treatment Works. A Utilities Statement will be required to support the planning application.</u>	To reflect findings of the Water Cycle Study
MA/H/GAR1/D	100	Garboldisham Housing Allocation 1	Insert new Policy Clause 9 ‘The scheme will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets.’	To have regard to comments made by Historic England
MA/H/GAR1/E	101	Garboldisham	Amend supporting text:	To reflect findings

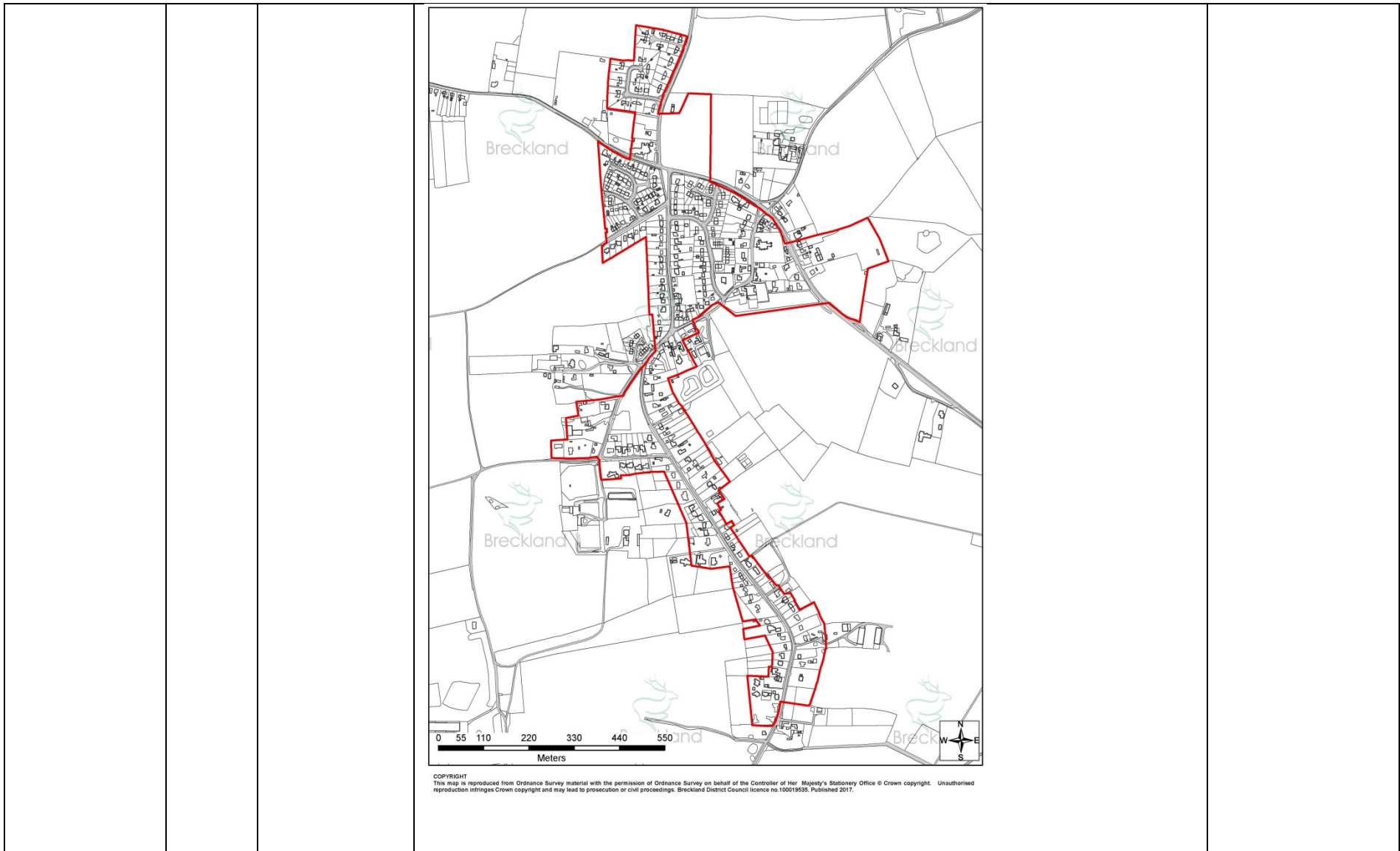
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		Housing Allocation 1, Supporting text	<p>3.226 The water cycle study indicated the need for improvements to the Garboldisham Waste Water Treatment Works in order to accommodate the growth levels proposed. The study has stated that these improvements are within conventional treatments. In relation to the waste water network 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 treat wastewater for treatment. Where insufficient capacity within the waste water network is identified, financial contributions may be sought.</p> <p><u>3.226 Used water from properties in Garboldisham feeds into Elm Grove Waste water Treatment Works (WwTW). The Water Cycle Study (2017) indicates that the WwTW is at capacity and there is no available headroom in the discharge permit. Solutions are readily achievable within the limits of conventional treatment methods and would not present a barrier to growth, nor affect phasing of development in this location. However due to the acute issue with capacity identified in the Water Cycle Study, it is recommended a Utilities Statement is submitted to support the planning application.</u></p>	of the Water Cycle Study as justification for policy clause 6
MA/H/GRE/A	102	Great Ellingham	<p>'Great Ellingham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 88 dwellings over the plan period to 2036. There are currently 19 <u>36</u> completions and 165 <u>159</u> commitments (including 75 with decision to grant subject to a Section 106 legal agreement), meaning that Great Ellingham has already exceeded the numbers required over the plan period and, as a result, it is not proposed to allocate further sites through this plan.'</p>	To ensure consistency with the amended version of Policy HOU 02
MA/H/GRE/B	103	Map 3.7	Amend Map 3.7 as follows:	To ensure that the settlement boundary accurately reflects the planning permissions

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MA/H/HAR/A	104	Harling	‘Harling is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide an additional 242 <u>250</u> dwellings over the plan period to 2036. Of these 250 <u>242</u> , there are currently 97 <u>126</u> completions and 60 <u>39</u> commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 85. <u>85 dwellings are proposed for allocation through the Local Plan.</u>	To ensure consistency with the amended version of Policy HOU 02
MA/H/HAR1/A	106	Harling Housing Allocation 1	Amend the second sentence as follows: ‘Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> ’	To ensure the policy aligns with the NPPF
MA/H/HAR1/B	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>	To ensure the effective development of the site
MA/H/HAR1/C	106	Harling Housing Allocation 1	Amend Criteria 4 as follows: A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	Regard to the findings of the Water Cycle Study
MA/H/HAR1/D	106	Harling Housing Allocation 1	Amend criteria 5 as follows: The development will provide a Locally Equipped Area for Play (LEAP) on site along with related landscaping and facilities.	To ensure the policy aligns with the modifications proposed to Policy

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			<u>The provision of open space is required in accordance with Policy ENV 04</u>	ENV 04.
MA/H/HAR1/E	106	Harling Housing Allocation 1	<p>Include the following new criteria:</p> <p><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></p> <p><u>7. The development will need to extend of the 30mph speed limit on Kenninghall Road the include entire site frontage.</u></p> <p><u>8. The development should ensure the retention of the public right of way (Harling FP2).</u></p>	To ensure the effective development of the site
MA/H/HAR1/F	106	Harling Housing Allocation 1	<p>Include the following new criteria:</p> <p><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></p>	To ensure the effective development of the site
MA/H/HAR1/G	106	Harling Housing Allocation 1	<p>Insert new criteria clause 10</p> <p><u>10. “The scheme will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the East Harling Conservation Area. .’</u></p>	To have regard to comments made by Historic England
MA/H/HOC/A	107	Hockering	<p>Amend paragraph 3.240 as follows:</p> <p>‘Hockering is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period 2036. The village will provide an additional 68 <u>98</u> dwellings over the plan period to 2036. Of these 88 <u>98</u> there are currently 6 completions and 57 <u>67</u> commitments, meaning that the new allocation for the remainder of the Local Plan period to 2036 is 25. <u>25 additional dwellings are proposed for allocation through the Local Plan.</u>’</p>	To ensure consistency with the amended version of Policy HOU 02

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MA/H/HOC1/B	109	Hockering Housing Allocation 1	Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
MA/H/HOC1/C	109	Hockering Housing Allocation 1	Amend Criterion 5 as follows: A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	Regard to the findings of the Water Cycle Study
MA/H/HOC1/D	109	Hockering Housing Allocation 1 Supporting Text	Amend the first sentence of paragraph 3.243: 'The site is situated upon 0.8 <u>1.2</u> hectares of agricultural land of Grade 3 quality'.	For consistency with the policy wording.
MA/H/HOC1/E	109	Hockering Housing Allocation 1 Supporting Text	Amend the final sentence of paragraph 3.243: ' <u>Part of the site is subject to a planning application for 12 dwellings.</u> Planning approvals have recently been granted on land to the west of Heath Road'	To reflect recent planning applications.
MA/H/KEN/A	110	Kenninghall	Amend paragraph 3.247 as follows: 'Kenninghall is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period 2036. The village will provide an additional 68 <u>66</u> dwellings over the plan period to 2036. Of these 68 <u>66</u> , there are currently 25 <u>27</u> completions and 7 <u>4</u> commitments, meaning that the new allocation for the remainder	To ensure consistency with the amended version of Policy HOU 02

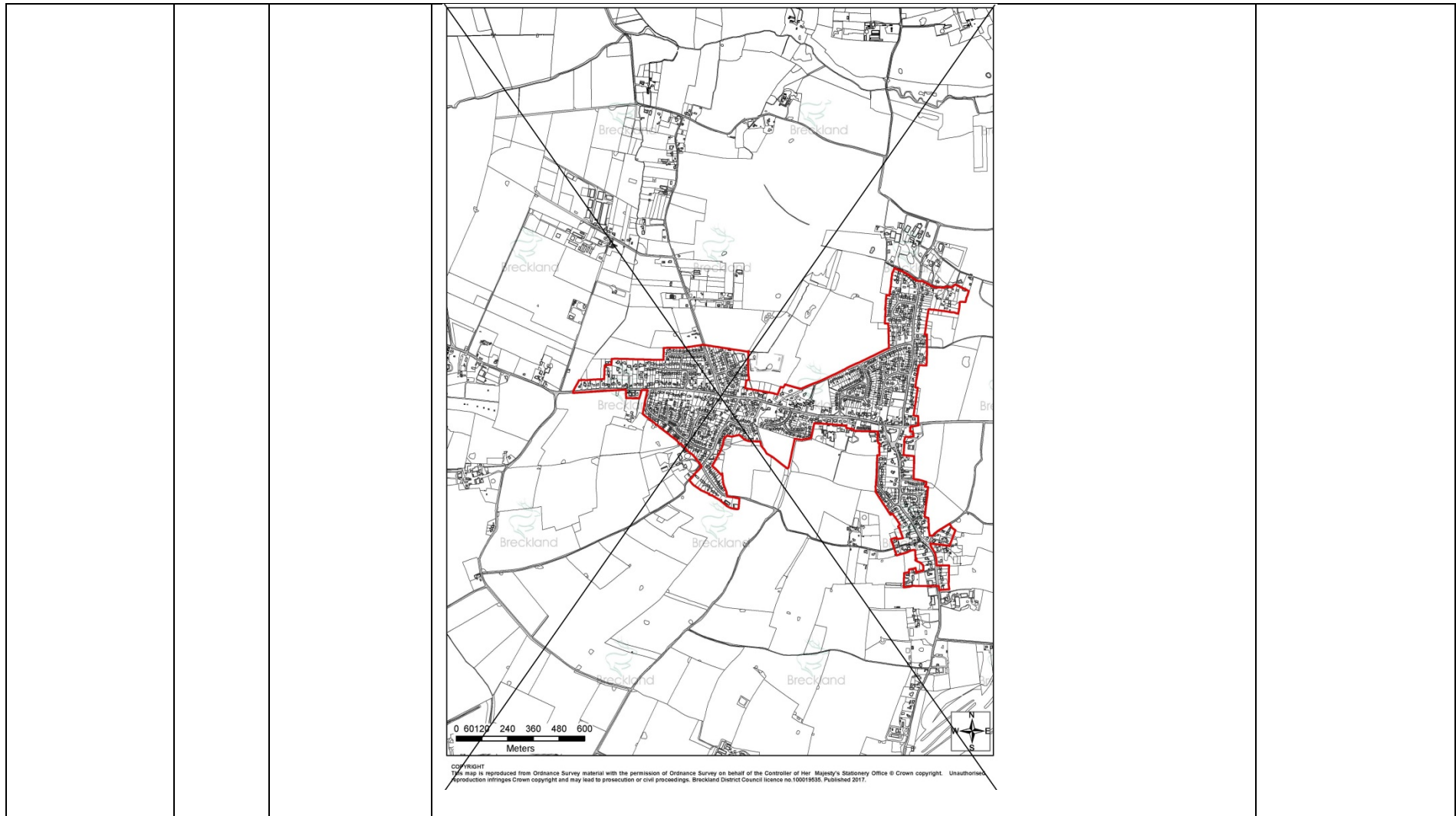
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			of the Local Plan Period to 2036 is 36. Due to constraints regarding alternative sites, particularly around the historic environment, it is proposed that only 15 dwellings will be allocated through the Local Plan. <u>20 further dwellings will be delivered through Policy HOU 03.</u>	
MA/H/KEN1/A	112	Kenninghall Housing Allocation 1	Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Local Plan Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
MA/H/KEN1/B	112	Kenninghall Housing Allocation 1	Amend criterion 1: The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance. <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets, with particular regard to the Conservation Area</u>	To have regard to comments made by Historic England
MA/H/KEN1/C	112	Kenninghall Housing Allocation 1	Amend Criterion 5 as follows: A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	Regard to the findings of the Water Cycle Study
MA/H/LIT/A	113	Litcham	Amend paragraph 3.255 as follows:	To ensure

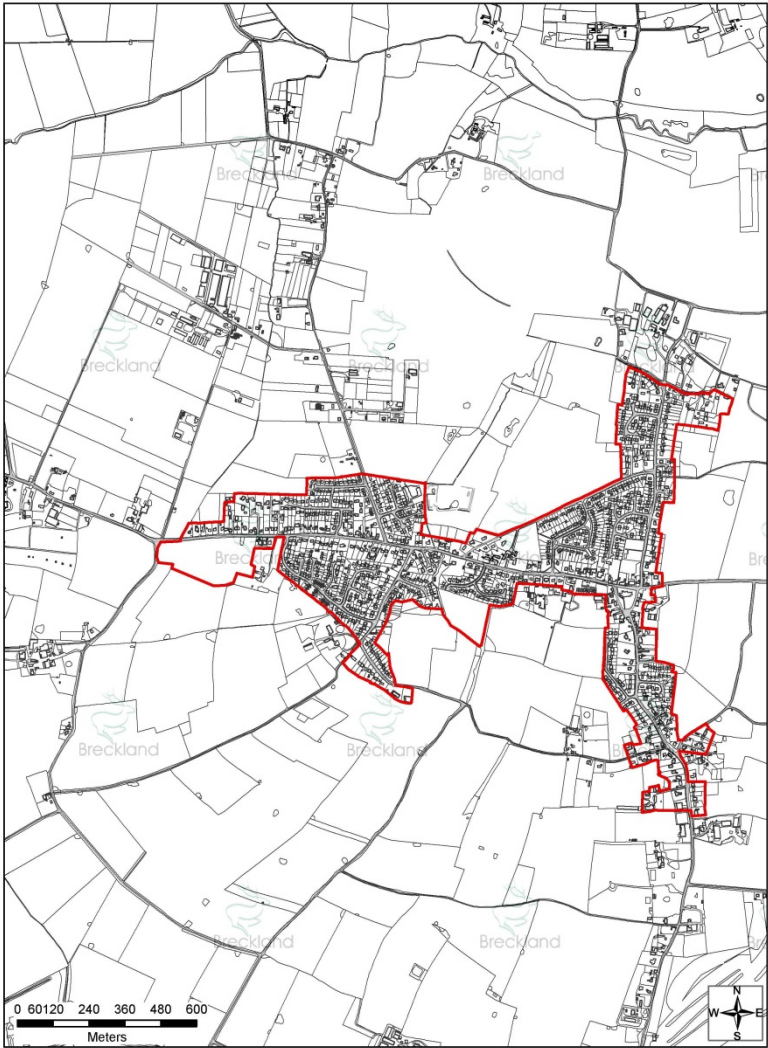
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			<p>'Litcham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 27 <u>32</u> dwellings over the plan period to 2036. Of these 27 <u>32</u>, there are currently 3 <u>7</u> commitments and 2 <u>3</u> completions, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 22 Due to constraints regarding sites submitted it is proposed that <u>22</u> further dwellings will be delivered through Policy HOU 03.'</p>	<p>consistency with the amended version of Policy HOU 02</p>
MA/H/MAT/A	115	Mattishall	<p>Amend paragraph 3.259 as follows:</p> <p>'Mattishall is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 141 <u>149</u> dwellings over the plan period to 2036. Of these 141 <u>149</u>, there are currently 21 <u>26</u> completions and 55 <u>111</u> commitments, with a further 23 <u>12</u> with decision to grant subject to a section 106, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 42 meaning that Mattishall has already exceeded the numbers required over the plan period and, as a result, it is not proposed to allocate further sites through this plan.'</p>	<p>To ensure consistency with the amended version of Policy HOU 02</p>
MA/H/MAT/B	116	Mattishall	<p>Amend Map 3.11 as follows:</p>	<p>To ensure that the settlement boundary reflects commitments and completions.</p>

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MA/H/NAR/A	117	Narborough	Amend paragraph 3.265 as follows:	To ensure consistency with

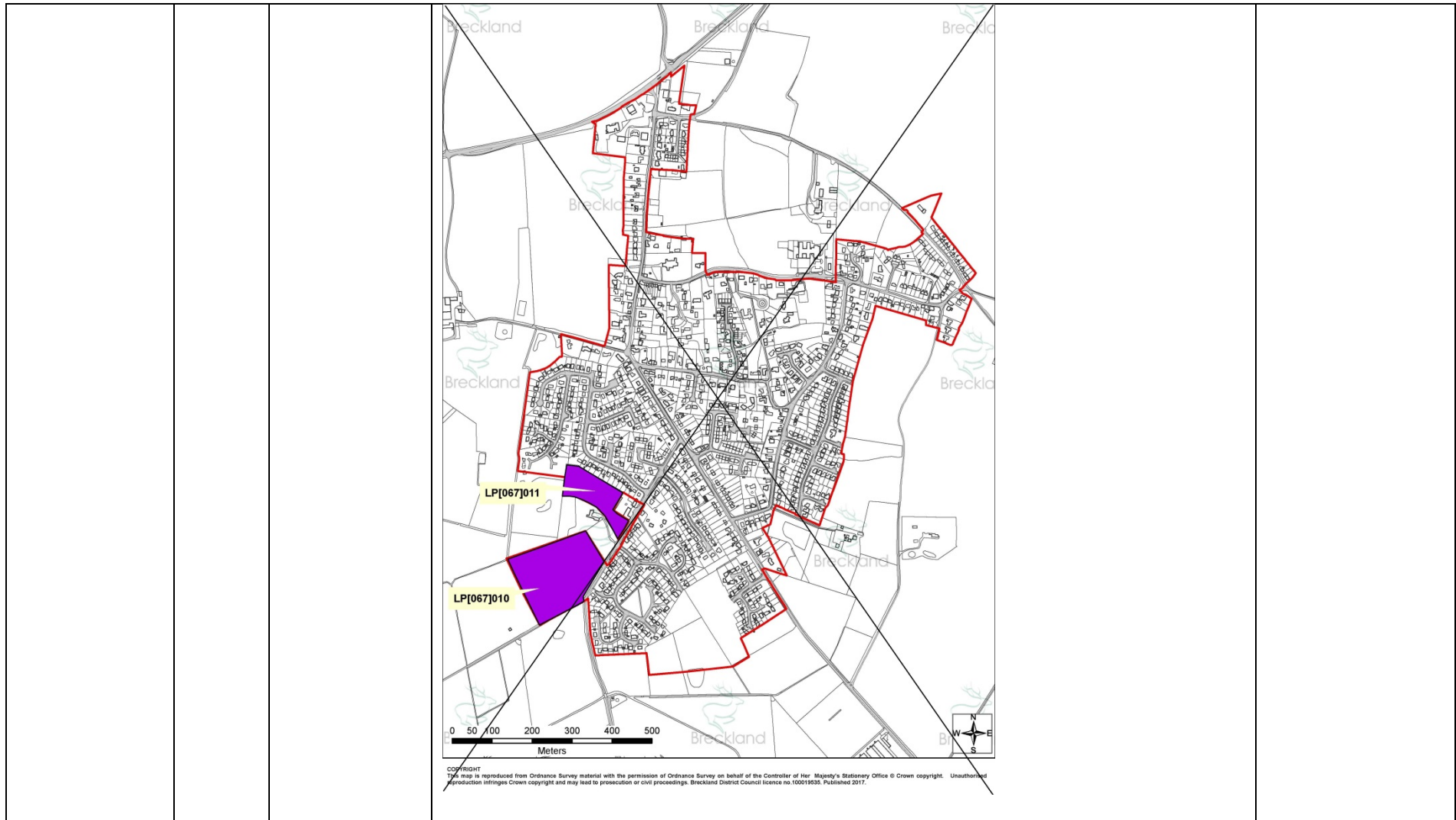
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			<p>‘Narborough is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, <u>providing an additional 160 dwellings over the plan period to 2036. The village is located to the west of Breckland and is in close proximity to the market town of Swaffham. The housing distribution sets out that the village will provide an additional 147 dwellings over the plan period to 2036. Of these 160, there are currently 9 18 completions and 98 92 commitments, with a further 19 with decision to grant subject to section 106. The new allocation for Narborough is therefore 40 dwellings over the remainder of the Local Plan period to 2036.</u> 40 additional dwellings are proposed for allocation through the Local Plan.’</p>	<p>the amended version of Policy HOU 02</p>
MA/H/NAR1/A	119	Narborough Housing Allocation 1	<p>Amend the second sentence as follows:</p> <p>‘A minimum of 0.8 hectares of 1 Local Area for Play (LAP) will be provided.’</p> <p><u>The provision of open space is required in accordance with Policy ENV 04</u></p>	<p>To ensure the policy aligns with the modifications proposed to Policy ENV 04.</p>
MA/H/NAR1/B	119	Narborough Housing Allocation 1	<p>Amend the third sentence as follows:</p> <p>‘Development will be subject to compliance with adopted Local Plan Development Plan policies and the following criteria:’</p>	<p>To ensure the policy aligns with the NPPF</p>
MA/H/NAR1/C	119	Narborough Housing Allocation 1	<p>Amend criterion 6 as follows:</p> <p>A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u></p>	<p>To reflect findings of the Water Cycle Study</p>

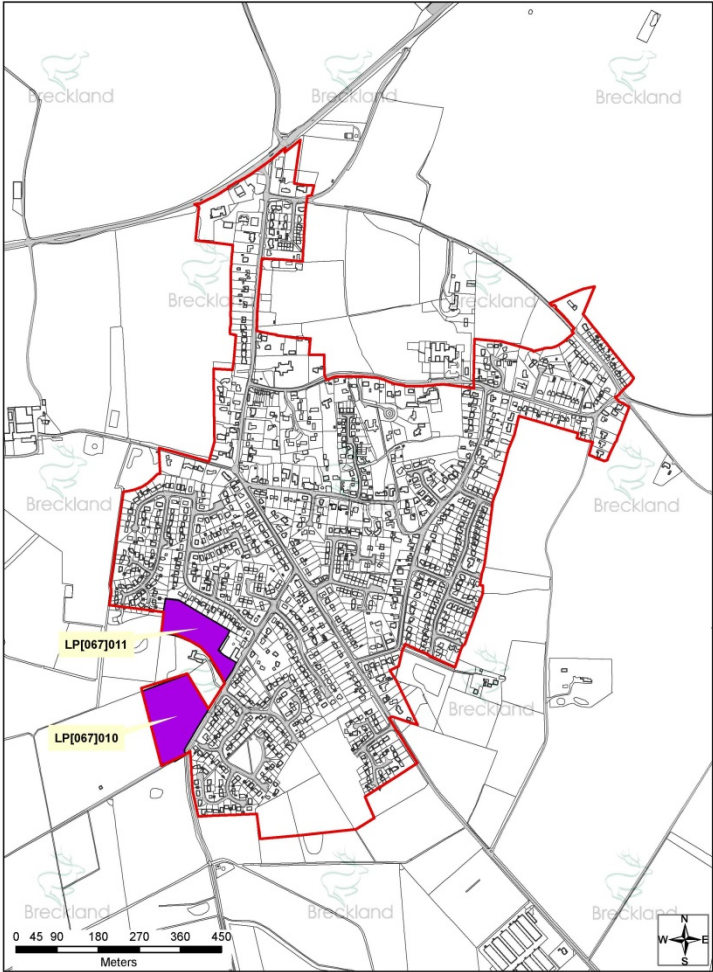
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MA/H/NAR1/D	119	Narborough Housing Allocation 1	<p>Add a new policy criterion:</p> <p>8. <u>The scheme’s design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets. An archaeological assessment is required to support the application.</u></p>	To have regard to comments made by Historic England
MA/H/NAR1/E	119	Narborough Housing Allocation 1	<p>Delete the final paragraph of the policy:</p> <p>‘The precise provision of open space shall be considered having regard to the proximity of the site to the village playing field. The Council will consider flexibility of the open space provision where this would result in qualitative and quantitative benefits to the community’.</p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/H/NEC/A	121	Necton	<p>Amend paragraph 3.273 as follows:</p> <p>‘Necton is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village is located between Dereham and Swaffham and has access from the A47. The housing distribution sets out that the village will provide , providing an additional 301 283 dwellings over the plan period to 2036. Of these 283, 74 80 are currently completed and a further 155 124 are committed. The new allocation for Necton is for 72 dwellings over the remainder of the Local Plan period to 2036.’ <u>79 additional dwellings are proposed to come forward through the plan period. Of these 79, 61 are proposed for allocation through the Local Plan, of which 46 have decision to grant subject to section 106, and a further 18 dwellings are proposed to be delivered through Policy HOU 03.</u></p>	To ensure consistency with the amended version of Policy HOU 02
MA/H/NEC/B	122	Necton	<p>Amend Map 3.13 as follows:</p>	To amend an error with the drawing of the map (LP[067]011)

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MA/H/NEC2/A	123	Necton Housing	Amend the first sentence as follows:	To reflect the planning

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		Allocation 2	'...residential development of at least 40 <u>46</u> dwellings.'	permission on the site.
MA/H/NEC2/B	123	Necton Housing Allocation 2	Amend the second sentence as follows: 'Development will be subject to compliance with adopted Local Plan <u>Development Plan</u> policies and the following criteria:'	To ensure the policy aligns with the NPPF
MA/H/NEC2/C	123	Necton Housing Allocation 2	Amend Criterion 2 as follows: 'Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane <u>the North Pickenham Road</u> are provided;	To correct an error in the text
MA/H/NEC2/D	123	Necton Housing Allocation 2	Amend Criterion 3 as follows: The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance'. <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets.</u>	To have regard to comments made by Historic England
MA/H/NEC2/E	123	Necton Housing Allocation 2	Amend Criterion 7 as follows: A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	To reflect findings of the Water Cycle Study

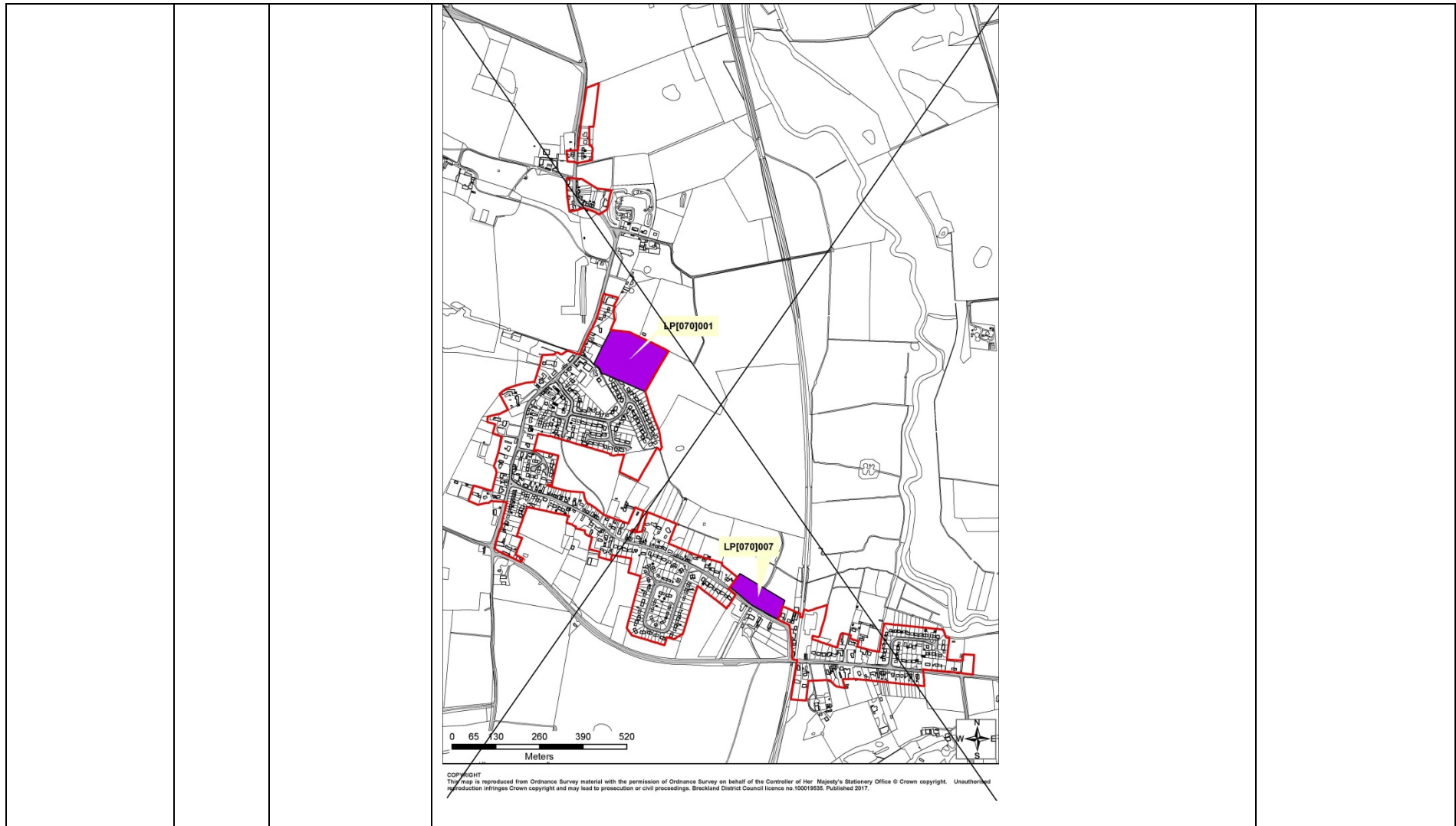
Breckland Local Plan – Proposed Main Modifications

MA/H/NEC2/F	123	Necton Housing Allocation 2	Add a sentence to the end of paragraph 3.277 as follows: <u>'A planning application on the site now has decision to grant subject to a section 106 agreement for 46 dwellings (3PL/2016/0983/O)'</u>	To reflect the planning permission on the site.
MA/H/NEC3/A	124	Necton Housing Allocation 3	Amend the second sentence as follows: 'Development will be subject to compliance with adopted Local Plan <u>Development Plan</u> policies and the following criteria:'	To ensure the policy aligns with the NPPF
MA/H/NEC3/B	124	Necton Housing Allocation 3	Amend Criterion 3 as follows: The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance'. <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets.</u>	To have regard to comments made by Historic England
MA/H/NEC3/C	124	Necton Housing Allocation 3	Amend Criterion 6 as follows: A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	To reflect findings of the Water Cycle Study
MA/H/NOR/A	125	North Elmham	Amend paragraph 3.284 as follows:	To ensure consistency with

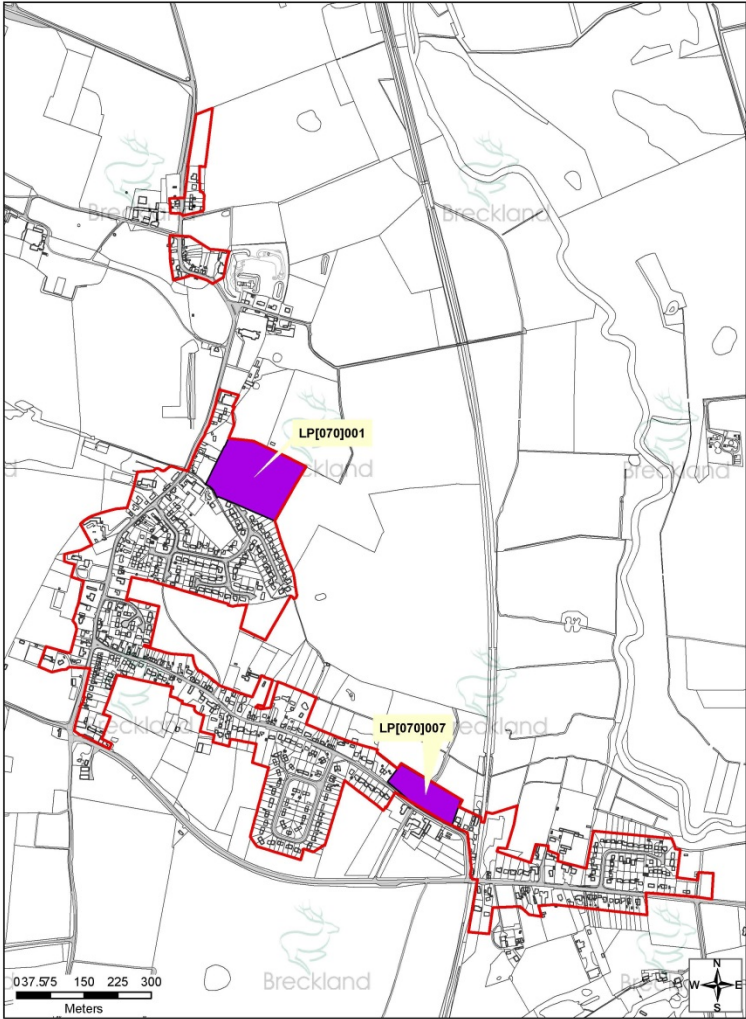
Breckland Local Plan – Proposed Main Modifications

			<p>North Elmham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village is located to the north of Breckland and is in close proximity to the market town of Dereham. The housing distribution sets out that the village will provide , providing an additional 91 <u>95</u> dwellings over the plan period to 2036. Of these, 50 <u>81</u> are currently either completed or committed. The new allocation for North Elmham is therefore 41 dwellings over the remainder of the Local Plan period to 2036. The appraisal of sites through the Local Plan has indicated that there are not enough suitable sites within the village to provide the full 41 dwellings allocation. The Local Plan is only able to allocate land for 27 dwellings. <u>41 additional dwellings are proposed to come forward through the plan period. Of these 41, 27 are proposed for allocation through the Local Plan and a further 18 dwellings are proposed to be delivered through Policy HOU 03.</u></p>	the amended version of Policy HOU 02
MA/H/NOR/B	126	North Elmham	Amend Map 3.14 as follows:	To ensure the settlement boundary reflects the allocation (LP[070]007)

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MA/H/NOR1/A	127	North Elmham Housing	Amend the second sentence as follows:	To ensure the policy aligns with

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		Allocation 1	‘Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> ’	the NPPF
MA/H/NOR1/B	127	North Elmham Housing Allocation 1	Amend Criterion 4 as follows: Development proposals should respect the setting of designated heritage assets within the vicinity of the site <u>The scheme’s design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets. An archaeological assessment is required to support the application.</u>	To have regard to comments made by Historic England
MA/H/NOR1/C	127	North Elmham Housing Allocation 1	Amend Criterion 8 as follows: A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	To reflect findings of the Water Cycle Study
MA/H/NOR2/A	129	North Elmham Housing Allocation 2	Amend the second sentence as follows: ‘Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> ’	To ensure the policy aligns with the NPPF
MA/H/NOR2/B	129	North Elmham Housing Allocation 2	Delete criterion 2, 3 and 4 and replace with the following criteria: 2. Retention of views through the site, respecting setting of the conservation area and	To have regard to comments made by Historic England

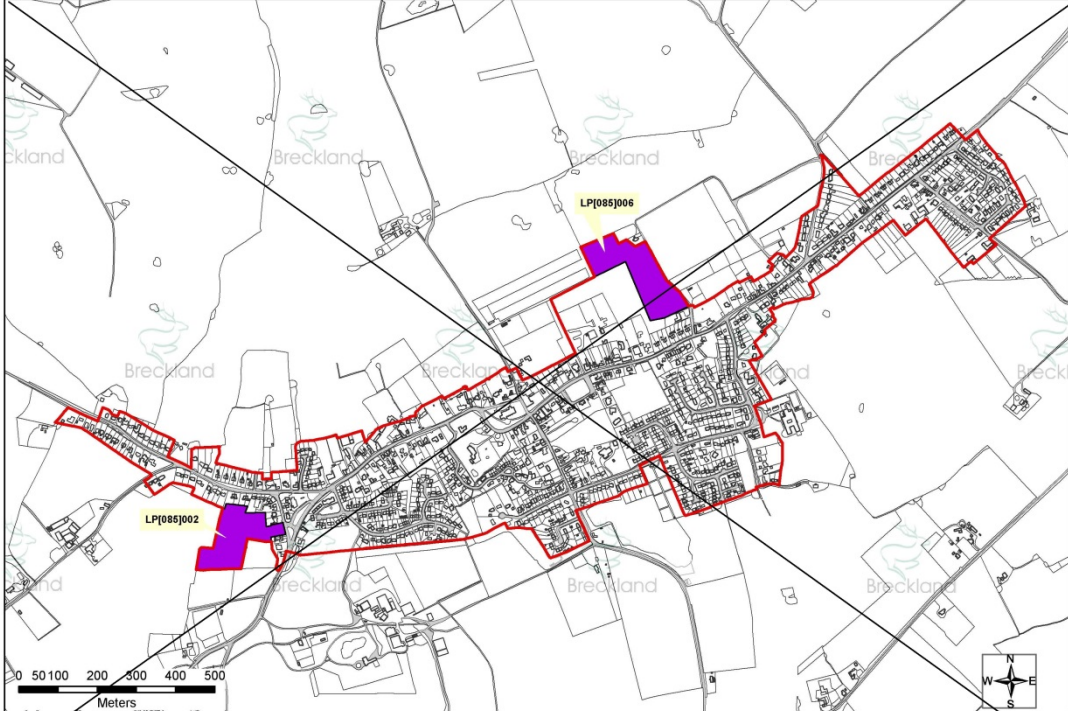
Breckland Local Plan – Proposed Main Modifications

			<p>wider landscape character;</p> <p>3. Development should respect the setting of adjacent listed buildings;</p> <p>4. An archaeological assessment is required to support the application.</p> <p>2. <u>The scheme’s design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets. An archaeological assessment is required to support the application.</u></p>	
MA/H/NOR2/C	129	North Elmham Housing Allocation 2	<p>Amend Criterion 6 as follows:</p> <p>A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u></p>	To reflect findings of the Water Cycle Study
MA/H/OLD/A	130	Old Buckenham	<p>Amend paragraph 3.295 as follows:</p> <p>‘Old Buckenham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide providing an additional 69 73 dwellings over the plan period to 2036. Of these 69 73, there are currently 16 17 completions and 16 19 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 37. 37 additional dwellings are proposed over the plan period. Of these 37, 20 are proposed for allocation through the Local Plan and a further 17 are proposed to be delivered through Policy HOU 03.’</p> <p><u>‘Old Buckenham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide providing an additional 69 73 dwellings over the plan period to 2036. Of these 69 73, there are currently 16 17 completions and 16 19 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 37. 37 additional dwellings are proposed over the plan period. Of these 37, 20 are proposed for allocation through the Local Plan and a further 17 are proposed to be delivered through Policy HOU 03.’</u></p>	To ensure consistency with the amended version of Policy HOU 02
MA/H/OLD1/A	132	Old Buckenham Residential	<p>Amend title as follows:</p> <p>‘Old Buckenham Residential Housing Allocation 1’</p>	For consistency

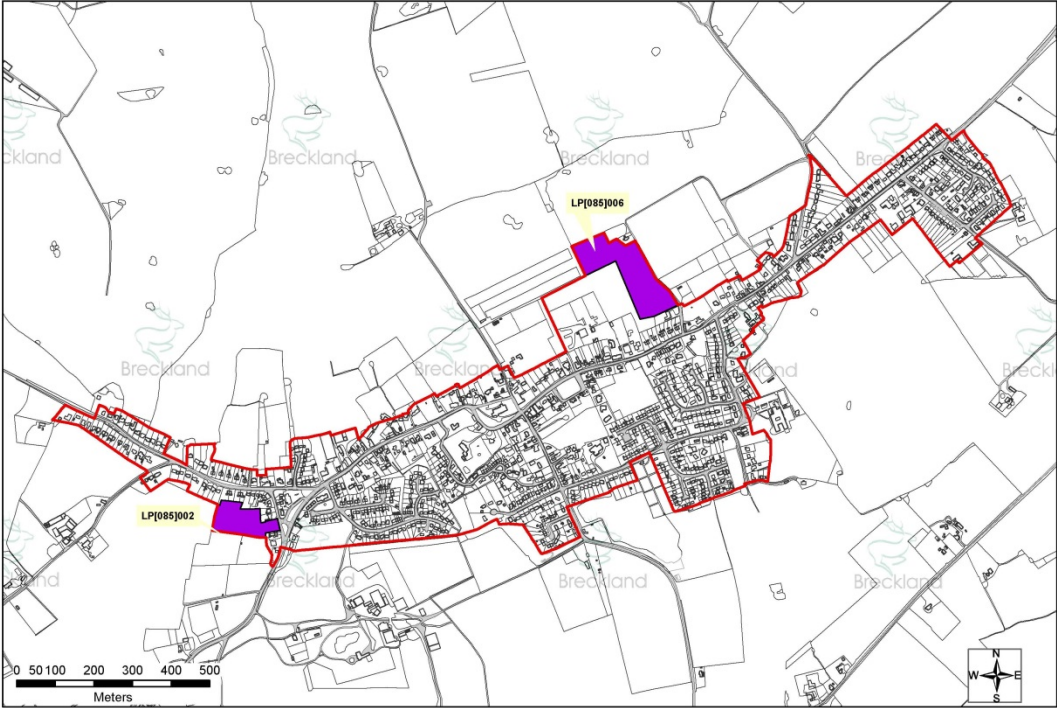
Breckland Local Plan – Proposed Main Modifications

		Allocation 1		
MA/H/OLD1/B	132	Old Buckenham Residential Allocation 1	Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
MA/H/OLD1/C	132	Old Buckenham Residential Allocation 1	Amend Criterion 1 to state: 'Appropriate <u>use of height, scale and density</u> to reflect and respect existing development.'	To respect the site's location within the village
MA/H/OLD1/D	132	Old Buckenham Residential Allocation 1	Amend Criterion 2 as follows: 'Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.' <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets.</u>	To have regard to comments made by Historic England
MA/H/OLD1/E	132	Old Buckenham Residential Allocation 1	Amend Criterion 5 as follows: A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>	To reflect findings of the Water Cycle Study
MA/H/SHI/A	133	Shipdham	Amend paragraph 3.304 as follows:	To ensure consistency with

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			<p>'Shipdham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 285 <u>282</u> dwellings over the plan period to 2036. Of these 260 <u>282</u>, there are currently 75 <u>69</u> completions and 136 <u>152</u> commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 80. <u>78 additional dwellings are proposed for allocation through the Local Plan.</u></p>	<p>the amended version of Policy HOU 02</p>
<p>MA/H/SHI/B</p>	<p>134</p>	<p>Map 3.16 summary of the Shipdham Allocation</p>	<p>Update Map 3.16 as follows:</p>  <p><small>COPYRIGHT This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no.100018536. Published 2017.</small></p>	<p>To ensure that the allocation drawn on the map reflects the policy wording of Shipdham Residential Allocation 1.</p>

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MA/HA/SHI1/A	135	Shipdham Residential Allocation 1	Amend title as follows: 'Shipdham Residential <u>Housing</u> Allocation 1'	For consistency
MA/HA/SHI1/B	135	Shipdham Residential Allocation 1	Amend the first sentence as follows: ...is allocated for a residential development of at least 23 dwellings..	To reflect the planning permission on the site.
MA/HA/SHI1/C	135	Shipdham Residential Allocation 1	Amend the second sentence as follows: 'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF

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MA/HA/SHI1/D	135	Shipdham Residential Allocation 1	<p>Amend Criterion 5 as follows:</p> <p>A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u></p>	To reflect findings of the Water Cycle Study
MA/HA/SHI1/E	135	Shipdham Residential Allocation 1	<p>Add new Criterion to the policy wording:</p> <p><u>6.The scheme’s design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets, with particular regard to the Conservation Area</u></p>	To have regard to comments made by Historic England
MA/HA/SHI2/A	135	Shipdham Residential Allocation 2	<p>Amend title as follows:</p> <p>‘Shipdham Residential <u>Housing</u> Allocation 2’</p>	For consistency
MA/HA/SHI2/B	136	Shipdham Residential Allocation 2	<p>Amend the second sentence as follows:</p> <p>‘Development will be subject to compliance with <u>adopted Development Plan policies</u> and the following criteria:’</p>	To ensure the policy aligns with the NPPF
MA/HA/SHI2/C	136	Shipdham Residential Allocation 2	<p>Amend Criterion 5 as follows:</p> <p>A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to</p>	To reflect findings of the Water Cycle Study

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			<p>financially contribute to that provision;</p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u></p>	
MA/HA/SHI2/D	136	Shipdham Residential Allocation 2	<p>Add new Criterion to the policy wording:</p> <p><u>6.The scheme’s design-will preserve or where possible enhance the setting of nearby designated and non designated heritage assets, with particular regard to the Conservation Area</u></p>	To have regard to comments made by Historic England
MA/HA/SPO/A	137	Sporle	<p>Amend paragraph 3.315 as follows:</p> <p>‘Sporle is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 67 72 dwellings over the plan period to 2036. There are currently 16 19 completions and 16 18 commitments. <u>The proposed allocation for the remainder of the Local Plan Period to 2036 is 35. 35 additional dwellings are proposed for allocation through the Local Plan.</u>’</p>	To ensure consistency with the amended version of Policy HOU 02
MA/HA/SPO1/A	137	Sporle Residential Allocation 1	<p>Amend title as follows:</p> <p>‘Sporle Residential <u>Housing</u> Allocation 1’</p>	For consistency
MA/HA/SPO1/B	137	Sporle Residential Allocation 1	<p>Amend the second sentence as follows:</p> <p>‘A minimum of 1 Local Area for Play (LAP) shall be provided.’</p> <p><u>The provision of open space is required in accordance with Policy ENV 04</u></p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/HA/SPO1/C	139	Sporle Residential Allocation 1	<p>Amend the third sentence as follows:</p> <p>‘Development will be subject to compliance with adopted Local <u>Development</u> Plan policies and the following criteria:’</p>	To ensure the policy aligns with the NPPF

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MA/HA/SPO1/D	139	Sporle Residential Allocation 1	<p>Amend Criterion 5 as follows:</p> <p>The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance'.</p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets. An archaeological assessment will be required to support the application.</u></p>	To have regard to comments made by Historic England
MA/HA/SPO1/E	139	Sporle Residential Allocation 1	<p>Amend Criterion 6 as follows:</p> <p>A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u></p>	To reflect findings of the Water Cycle Study
MA/HA/SPO1/F	139	Sporle Residential Allocation 1	<p>Add new Criterion to the policy wording:</p> <p><u>6.The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets. An archaeological assessment will be required to support the application.</u></p>	To have regard to comments made by Historic England
MA/HA/SWA/A	140	Swanton Morley	<p>Amend paragraph 3.323 as follows:</p> <p>Swanton Morley is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 180 <u>184</u></p>	To ensure consistency with the amended version of Policy

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			<p> dwellings over the plan period to 2036. Of these 180 <u>184</u>, there are currently 80 <u>84</u> completions and 15 commitments, meaning that the new allocation for the remainder of the Local Plan period to 2036 is 85 <u>85 additional dwellings are proposed for allocation through the Local Plan*</u>.</p>	HOU 02
MA/HA/SWA1/A	142	Swanton Morley Residential Allocation 1	<p>Amend the second sentence as follows:</p> <p>“Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>’</p>	To ensure the policy aligns with the NPPF
MA/HA/SWA1/B	142	Swanton Morley Residential Allocation 1	<p>Amend Criterion 5 as follows:</p> <p>Development should provide a minimum of a Locally Equipped Area for Play (LEAP) on site along with related landscaping and facilities.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04</u></p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MA/HA/SWA1/C	142	Swanton Morley Residential Allocation 1	<p>Amend Criterion 6 as follows:</p> <p>A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u></p>	To reflect findings of the Water Cycle Study
MA/HA/SWA1/D	142	Swanton Morley Residential Allocation 1	<p>Add new criterion 9:</p> <p><u>The scheme’s design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets</u></p>	To have regard to comments made by Historic England

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MA/HA/SWA1/E	142	Swanton Morley Residential Allocation 1	Add new criterion 10: 'Development should have regard to the cumulative effects of the site alongside the 52 dwellings approved under the application 3PL/2014/0083/F'	To ensure that development takes into consideration the cumulative impacts of development in the area.
MA/T/01/A	146	TR 01 Supporting text	Add new paragraph after paragraph 4.10 to state: <u>'When considering the opportunities to encourage walking and cycling within the district, it is also necessary to consider the perceptions of safety. Studies have shown that the perception of safety in relation to both walking and cycling can result in people choosing to make journeys by the private car.'</u>	To ensure that safety also includes perceptions of safety.
MA/T/01/B	147	TR 01	Amend criterion b to state: 'locating development so as to ensure wherever possible, new development is close to access points such as bus stops accessible by sustainable modes of transport and makes that proposals include provision for improved public transport'	To provide clarity to the policy.
MA/T/01/C	147	TR 01	Delete final paragraph: Major development proposals should include an assessment of the impacts of new development on the existing transport network. Where potential transport impacts are identified, developers will be expected to produce Transport Assessments to assess the impacts and identify appropriate mitigation, together with Travel Plans where appropriate.'	This is repeated in TR 02 and is better placed there.
MA/T/02/A	148	TR 02	Amend bullet point 4 to state: 'Provide safe, suitable and convenient access for all users, including appropriate	In order to link the policy clearly to Appendix 2 of the

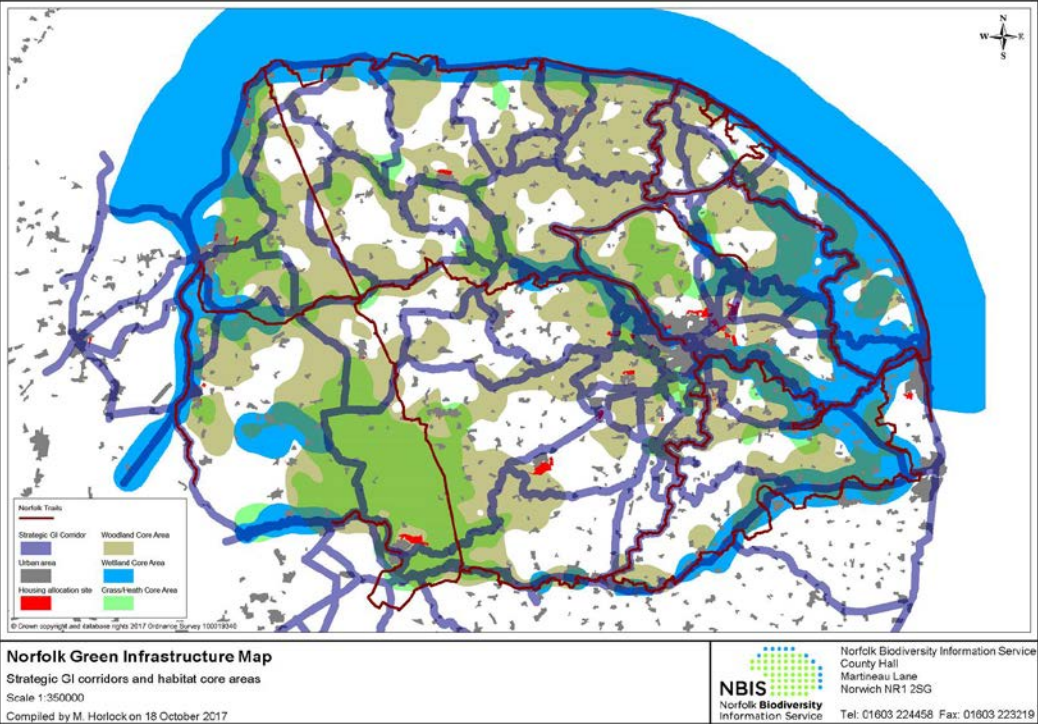
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			parking and servicing provision in terms of amount, design and layout (<u>Appendix 2 provides a starting point</u>) and;’	plan.
MA/T/02/B	148	TR 02	Amend bullet point 5 to state: ‘Avoid inappropriate traffic generation and <u>do not compromise</u> compromising highway safety.’	
MA/T/02/C	148	TR 02	Amend final paragraph to state: ‘ <u>Major</u> development proposals should include an assessment of the impacts of new development on the existing transport network; <u>and demonstrate how they will maximise connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes.</u> Where potential transport impacts are identified, developers will be expected to produce Transport Assessments, <u>based on an appropriate methodology</u> , to assess the impacts and identify appropriate mitigation, together with Travel Plans where appropriate.’	To ensure that the policy also meets the aims set out in Policy GEN 02.
MA/E/01/A	150	Green Infrastructure supporting text	Insert three further paragraphs between 5.11 and 5.12: <u>Breckland District Council have worked collectively with other Local Planning Authorities in Norfolk to produce the Norfolk Strategic Framework. This document forms a set of agreements for working together on strategic, cross boundary planning matters. In order to deliver effective green infrastructure linkages we must look wider than administrative boundaries, seeking improved connectivity across Norfolk and beyond to bordering counties. Strategic green infrastructure corridors and habitat core areas for Norfolk have been identified as shown on the map. Further work is being undertaken on a Norfolk Green Infrastructure Strategy, which will aid Local Plans in protecting and where appropriate enhancing the relevant assets.</u>	To highlight the significance of local GI strategies and Neighbourhood Plans and aid interpretation of the policy

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			<p><u>Implementation of the policy will be supported by consideration of more detailed local green infrastructure strategies (both existing and future strategies), where applicable. In areas where green infrastructure strategies have been produced, including for the market towns of Dereham and Thetford, development proposals should have regard to the overarching strategy for improving green infrastructure linkages. Development proposals should also be informed by made Neighbourhood Plans which often highlight significant green spaces of importance to the community in their policies, and can also include new designations of local green space.</u></p> <p><u>Unlike smaller, urban areas it is not feasible to create strategic level green infrastructure strategies to cover an entire rural district as extensive as Breckland. However, even in the absence of a specific green infrastructure strategy for an area, opportunities to improve connectivity of green areas should still be considered. By identifying green areas in the vicinity of a development site, it is possible to consider the possibility of improving connections through developing the site, where appropriate. An example could be the provision of footpaths and cycle ways through sites connecting existing publicly accessible green spaces, or small undeveloped wildlife corridors such as a public green connecting a pond on site to a hedgerow and fields beyond at the boundary of a site.</u></p>	
MA/E/01/B	150	Green Infrastructure supporting	Insert Norfolk Green Infrastructure Map:	To aid implementation of policy.

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		Map	 <p>Norfolk Green Infrastructure Map Strategic GI corridors and habitat core areas Scale 1:350000 Compiled by M. Horlock on 18 October 2017</p> <p>Norfolk Biodiversity Information Service County Hall Martineau Lane Norwich NR1 2SG Tel: 01603 224458 Fax: 01603 223219</p>
MA/E/01/C	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</u></p>

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			<p><u>seek to secure through planning obligations provision for the future management and/or maintenance of green infrastructure. Developments that fail to exploit opportunities...</u></p>	
MA/E/01/D	150	ENV 01	<p>Insert additional wording as final paragraphs to the policy:</p> <p><u>Development proposals should also have regard to Council endorsed strategic green infrastructure strategies and made neighbourhood plans when considering opportunities on site to provide connections and linkages with the wider network of green infrastructure.</u></p> <p><u>The absence of a detailed green infrastructure strategy for an area should not prevent the consideration of opportunities for linking strategic green areas at a higher level when preparing development proposals. As a starting point, green areas in the local vicinity of a site including designated areas of open space (in line with policy ENV 04), local green space designations, Public Rights of Way and areas protected by environmental designations should be identified to explore possible opportunities for improving connectivity between sites, where appropriate, and in the context of balancing other planning considerations for the site.</u></p>	<p>To ensure development proposals take into account relevant evidence, aiding implementation of policy.</p>
MA/E/02/A	151	Sites, habitats and species of European, National and Local Nature Conservation	<p>Amend title of supporting text</p> <p>Sites, habitats and species of European, National and Local Nature Conservation</p> <p>Importance</p> <p><u>Biodiversity protection and enhancement</u></p>	<p>To reflect that the policy covers general biodiversity</p>

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		Importance		
MA/E/02/B	151	Sites, habitats and species of European, National and Local Nature Conservation Importance	Amend text in second to last sentence of paragraph 5.13 ...Regard should also be had to The Conservation of Habitats and Species Regulations 2017 2010, as amended , and the Wildlife and Countryside Act 1981, as amended....	Correct reference to regulations
MA/E/02/C	151	Sites, habitats and species of European, National and Local Nature Conservation Importance	Amend text in paragraph 5.18 5.18 When preparing applications applicants should consider the potential effects of the application on biodiversity demonstrating that potential effects have been avoided, and where this is not possible, adequately mitigated for. Biodiversity net gains and contribution to ecological networks should be sought <u>for all development, and this should be proportionate to the scale of the proposal and any potential impacts. A development with limited or no impacts on biodiversity should still seek to demonstrate a biodiversity net gain</u> wherever possible. If, when considered alone or with existing and known future projects, an application is likely to affect a European site the applicant must provide a report accompanying the application showing the site(s) that may be affected together with sufficient information <u>and appropriate evidence</u> to enable the Council if necessary to undertake <u>a Habitats Regulations Assessment, including consideration of likely significant effects either alone or in combination with other plans and projects, and where necessary an in depth</u>	Clarify the requirement in relation to biodiversity net gain

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			<p><u>assessment of any identified potential effects and proposed mitigation measures, to inform</u> an appropriate assessment. The Habitats Regulations Assessment (HRA) refers to the whole process of assessment, including - where one is required - the appropriate assessment stage.</p>	
MA/E/02/D	152	ENV 02	<p>Amend policy:</p> <p>Policy ENV 02 <u>Biodiversity protection and enhancement Sites of International, European, National & Local Nature Conservation Importance</u></p> <p>The highest level of protection will be given to European Sites, with development only permitted where it can be demonstrated that <u>the proposal is in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017</u>. there will be no adverse effect (either directly or indirectly) on the integrity of any European site (either alone or in combination with other plans or projects).</p> <p>Where measures to mitigate for potential adverse effects <u>on European sites are required, identified</u>, the proposed mitigation measures must be justified as fit for purpose with appropriate evidence, <u>to inform the Council’s Habitats Regulations Assessment</u>.</p> <p>If it cannot be ascertained that no adverse effect on European site integrity will result, the proposed development will only be permitted where there is no alternative solution and there are imperative reasons of overriding public interest.</p>	<p>To aid implementation of policy; to correct reference to Ecological Impact Assessments; to clarify that the policy applies to more than just designated sites.</p>

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			<p>Development likely to have an adverse effect (either directly or indirectly) on a site of national, regional or local biodiversity, or geological interest, as identified on the Policies Map, will not be permitted unless:</p> <ul style="list-style-type: none"> a. it can be clearly demonstrated that there are reasons for the proposal that outweigh the need to safeguard the special ecological / geological interest of the site, and; b. it has been demonstrated, where development would result in significant harm, that it cannot be reasonably located on an alternative site that would result in less or no harm, and; c. residual harm, after all measures to prevent and adequately mitigate <u>have been applied</u>, will be adequately compensated for. <p>Where the Council considers that a designated site, protected species, or any species or habitat, <u>particularly where listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), of principal importance</u> for conservation may be <u>adversely</u> affected by a development proposal, an <u>ecological environmental</u> impact assessment (EclIA) will be required to be submitted with the planning application to assess effects on <u>European sites and effects on flora and fauna, commensurate with the scale of the impact and the importance of the species.</u> Whilst the EIA and Habitats Regulations Assessment (HRA) are separate and distinct elements, the EIA information is likely to inform the Council's HRA where an appropriate assessment is required.</p>	
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			<p>In accordance with the stepwise approach to protecting biodiversity (<u>the mitigation hierarchy</u>), all development with the potential to affect biodiversity should demonstrate how such effects have been considered, <u>by firstly demonstrating how effects have been avoided, and then</u> how effects that cannot be avoided have been minimised. <u>Residual harm, after all measures to prevent and adequately mitigate have been applied, must be adequately compensated for.</u></p> <p><u>All development should demonstrate and how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any).</u></p> <p>Where development is permitted, the authority will consider the need for conditions or planning obligations to ensure the protection and enhancement of the site’s nature conservation and / or geological interest. Where development is likely to have an impact upon a species that is not protected by other legislation, and in particular where a habitat or species is listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), there will be an expectation that the development proposal will be accompanied by an impact study commensurate with the scale of the impact and the importance of the species. Wherever a proposed development may have a detrimental impact upon a designated site or protected species, appropriate conditions and/or planning obligations will be used to ensure that <u>the appropriate mitigation measures incorporated within the proposal are fully</u></p>	
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			<p><u>implemented, and monitored where required.</u> utilised.</p> <p>Policy ENV03 outlines specific requirements that apply to The Brecks SPA.</p>	
MA/E/03/A	154	ENV 03	<p>Amend supporting text:</p> <p>The Brecks <u>Breckland</u> Special Protection Area</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.</p> <p>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>Consistency with the Habitats Regulation Assessment (LP/S/4). To ensure the Plan is compliant with the Habitats Regulations.</p>

		<p>Stone Curlews are also found outside the SPA; these birds are clearly part of the SPA population and functionally linked. Accordingly, <u>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) (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-</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 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 stakeholders. Natural England suggested that Breckland Council may wish to</p>	
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			<p>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, this should result in a simplified Habitats Regulations Assessment. This has been reflected in the policy wording. <u>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	155	ENV 03	<p>Amend wording in paragraph 5.26:</p> <p>The Thetford SUE represents the largest area of planned growth within the District which would result in increased recreational pressure in The Brecks. A number of strategic mitigation measures were accepted as part of the adopted Thetford Area Action Plan in July 2012 which have been saved <u>not been superseded</u> through this Local Plan. Further measures have been incorporated within a number of site allocation policies within the plan to ensure that mitigation is provided to reduce the impact of recreational pressure on designated sites.</p>	To provide consistency in terminology with regard to policies that have not been superseded.
MA/E/03/C	156	ENV 03	<p>Amend wording in Policy ENV 03:</p> <p>Policy ENV03 The Brecks Protected Habitats & Species</p>	Consistency with the Habitats Regulation

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		<p>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 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><u>A conclusion of no likely significant effect can be met where the proposed building is located further than 1500m away from the SPA boundary (red primary buffer) or the identified (blue secondary buffer) or possible (orange cells) areas that have a functional link (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</p>	<p>Assessment (LP/S/4). To ensure the Plan is compliant with the Habitats Regulations.</p> <p>Changes to the Recreational pressure and urban effects section in accordance with the Statement of Common Ground: Breckland District Council and RSPB.</p>
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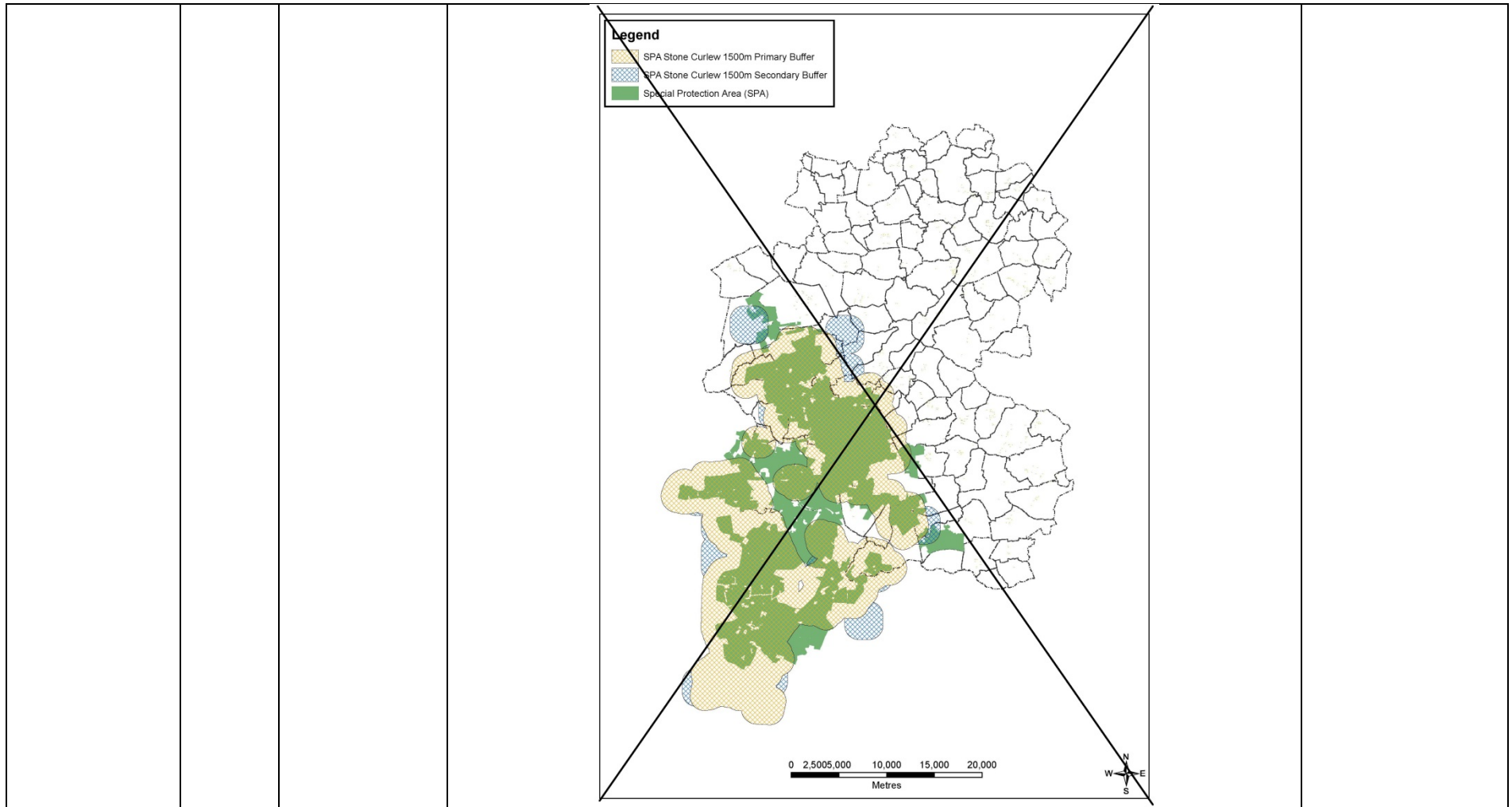
			<p>identified <u>or possible</u> areas that have a functional link (see Map 5.1), there may be circumstances where a project level Habitats Regulations Assessment is able to demonstrate that the proposal will not adversely affect the integrity of the SPA. <u>For agricultural buildings,</u> Applicants 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; • 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><u>(b) Permission may be granted for agricultural buildings where:</u></p> <ul style="list-style-type: none"> • <u>there is a demonstrable need for the facility (necessary to manage the agricultural land/maintain the economic viability of an agricultural enterprise);</u> • <u>justification is provided as to why it cannot be located elsewhere (outside the buffer zone);</u> <p><u>and</u></p> <ul style="list-style-type: none"> • <u>justification that the selected location is the least detrimental.</u> <p><u>Large developments adjacent to or just outside the primary or secondary buffer,</u></p>	
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			<p><u>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 on Nightjar and Woodlark on a case by case basis, depending on the location and nature of the proposal.</p> <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><u>Monitoring and Mitigation Framework</u></p>	
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			<p><u>The Council commits to a framework of measures that will enable it to co-ordinate the necessary monitoring and mitigation measures required to demonstrate that the increases in visitor pressure arising from new development in the District will be addressed before adverse effects on European sites occurs.</u></p> <p><u>These will include as a minimum the following measures to be implemented following adoption of the Plan:</u></p> <ul style="list-style-type: none"> • <u>Creation of an advisory group;</u> • <u>Production of a monitoring programme;</u> • <u>Identification of mitigation measures; and</u> • <u>Defining funding to support the above measures.</u> <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/D	157	Map 5.1	Amend Map 5.1 as follows:	Consistency with the Habitats Regulation Assessment (LP/S/4).

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MA/E/04/A	158-159	Open Space, Sport and Recreation	<p>Amend supporting text (paragraphs 5.30 – 5.34)</p> <p>5.30 The study shows that when assessing overall playing space in the District at a</p>	

			<p>Fields in Trust (FIT) standard <u>guidance</u> of 2.56 ha per 1000 population, 70% of the parishes in the District do not meet the FIT standard <u>guidance</u>. The five market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the largest deficiencies in total playing space provision for their populations compared to the FIT standard <u>guidance</u>, with Thetford having the largest deficiency of any parish in the District.</p> <p>5.31 Furthermore, 70% of the parishes in the District do not meet the FIT standard <u>guidance</u> for children’s play area provision. The 5 market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the highest proportion of children in addition to the highest deficiency of provision in children’s play compared with the FIT standard. Thetford has the highest percentage of children compared to the other four market towns, but also has the highest deficiency of children’s play areas against the FIT standard <u>guidance</u>.</p> <p>5.32 Only 30% of the parishes in Breckland meet the FIT outdoor sports standard <u>guidance</u>. The five market towns have an average or above quality score, despite having a deficiency in the amount of space. Whereas the majority of the rural parishes have an average or below sports quality score, despite having lower FIT standards <u>level of deficiency against the FIT guidance</u>. A similar pattern was found following the 2010 assessment and consequently the policy focus is to improve the quality, rather than quantity, of rural sports pitches.</p> <p>5.33 The Accessible Natural Green Space Standard (ANGST) requires that sites of at least 2ha in size, of accessible green space, are available per 1000 people based on no one living more than 300m from the nearest area of natural green space. It also recommends that no one should live 2km from at least one accessible site of at least 20ha; 5 km from at least one accessible site of at least 200ha; and 10km from at least one accessible site of 500ha.</p> <p>5.34 In conclusion, the Breckland Open Space, Sport and Recreation study recommended that:</p> <ul style="list-style-type: none"> • The local standards <u>FIT guidance</u> of 2.56 ha of open space (0.8 ha for children's 	
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			<p>play and 1.76 ha for outdoor sport) per 1000 population should be used as a local standard for open space provision;</p> <ul style="list-style-type: none"> • There should be a greater focus on provision of new facilities to address quantitative deficits, which will be delivered through new housing development; • The Local Plan should allocate additional areas of open space; • All new children's play and outdoor sports areas should be designed in accordance with FIT <u>guidance</u> and Sport England standards to ensure the highest quality of open space area is provided; and • In terms of outdoor sports, all dwellings in major housing areas must be within 1.2km of outdoor sports areas as recommended by FIT. Outdoor sport areas should be located near to public transport routes, have good provision for car parking and have easy access for pedestrians and cycles. In terms of children’s play areas, all dwellings in housing areas should be within 100m of a local area of play (LAP), 400m of a local equipped area for play (LEAP) and 1000m of a neighbourhood equipped area for play (NEAP) as recommended by FIT. <p>5.35 Planning obligations sought... [end of changes to supporting text]</p>	
MA/E/04/B	160-161	Policy ENV 04 Open Space, Sport & Recreation	<p>Amend policy wording:</p> <p>Policy ENV04 Open Space, Sport and Recreation</p> <p><u>Open space designations as identified through the 2015 Open Space Assessment are shown on the Policies Maps. Appendix 6 identifies new open space sites identified within the 2015 Open Space Assessment.</u></p> <p>Existing Provision</p> <p>Development that would result in the loss of existing designated open space will only be permitted if:</p>	To aid implementation

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			<p>(a) it can be demonstrated (through a local assessment) that there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period; or</p> <p>(b) recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or</p> <p>(c) the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location.</p> <p>The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted.</p> <p>New Provision</p> <p>All new residential development of 10 or more dwellings will be is expected to provide a contribution towards outdoor playing space equivalent to 2.56 hectares per 1,000 population*, which equates to 25.6m² of outdoor playing space per person. As set out in the Open Space Assessment (2015), this 25.6m² is broken down to 17.6m² of outdoor sport area and 8m² of children's play space.</p> <p>There is a presumption that for developments comprising of 25 dwellings or more that open space, sport and recreation facilities outdoor playing space will be provided within the development site. Where on-site provision is provided, the space should be of an appropriate type to serve the needs of the development, well related to the proposed residential properties and in accordance with relevant standards.</p> <p>Within a residential developments of 25 or more dwellings priority should be given to the provision of children’s play areas since the facility is most likely to be required within an easy reach of dwellings and will be required to conform to the 0.8ha per 1000 people standard in provision of children’s play area. in accordance with the NPFA standard.</p> <ul style="list-style-type: none"> ● On sites of 25 dwellings and above – Minimum of 1 Local Area for Play (LAP) 	
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			<ul style="list-style-type: none"> ● On sites of 50 dwellings and above – Minimum of 2 LAPs (or equivalent provision if provided as 1 large LAP) ● On sites of 80 dwellings and above – Minimum of 1 Local Equipped Area for Play (LEAP) ● On sites of 200 dwellings and above – Minimum of 2 LEAPs and an Outdoor Sport Area ● On sites of 400 dwellings and above – Minimum of 1 Neighbourhood Equipped Area for Play (NEAP) and an Outdoor Sport Area <p>It is recognised that there may be cases where the direct provision of open space outdoor playing space on-site is not the preferred option. It may be that open space outdoor playing space does not represent an efficient use of land in the context of the site location or that there is a deliverable opportunity to secure a more meaningful area of open space outdoor playing space that better serves the whole community in close proximity to the application site. Contributions in lieu of on-site provision will be the exception and will need to be supported by robust evidence from the applicant that on-site provision is not preferable appropriate/viable. Any contribution will need to be towards a specific deliverable scheme in consultation with the relevant parish council and the developer contributions policy in this document. It will be secured through a section 106 agreement. The contribution will be required to name a specific scheme.</p> <p>Major development sites comprising more than 10 dwellings but less than 25 dwellings will be expected to make proportionate off site contributions towards open space, sports and recreational facilities.</p> <p>In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility. The contribution will be proportional to the type of facility provided and will be calculated in accordance with the criteria set out in the Breckland Open Space Assessment (2015) which will be reviewed periodically.</p> <p>* The population resulting from a particular development is calculated using the occupancy rates set out in the below table. Using these occupancy rates it is possible to calculate the level of outdoor playing space needs for any given development.</p>	
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MA/E/04/C	161	ENV04	<p>Insert the following paragraph in the supporting text before table 5.1 occupancy rates:</p> <p><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 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> <p><u>Open space can perform both important recreational activity space and important environmental functions, such as moderating surface water run-off, air pollution and wind speeds, as well as providing wildlife habitats to aid biodiversity. The Council will consider the multi-functionality of open space to provide both outdoor playing space and other functions (including use as SuDS) within individual developments. Regard will be had to the primary purpose of the space and the level of usage of the site as outdoor playing space.</u></p> <table border="1" data-bbox="741 957 1789 1222"> <caption>Table 5.1 Occupancy rates</caption> <tr> <td>1 bedroom</td> <td>1.5 persons</td> </tr> <tr> <td>2 bedrooms</td> <td>2.0 persons</td> </tr> <tr> <td>3 bedrooms</td> <td>2.5 persons</td> </tr> <tr> <td>4 bedrooms</td> <td>3.0 persons</td> </tr> <tr> <td>5 bedrooms or more</td> <td>3.5 persons</td> </tr> </table> <p>Contributions in line with the standards will be required for all additional new residential units <u>developments of 10 or more dwellings</u>. This includes most specialised types of housing including agricultural dwellings, affordable housing and staff</p>	1 bedroom	1.5 persons	2 bedrooms	2.0 persons	3 bedrooms	2.5 persons	4 bedrooms	3.0 persons	5 bedrooms or more	3.5 persons	To ensure the effective delivery of policy ENV04.
1 bedroom	1.5 persons													
2 bedrooms	2.0 persons													
3 bedrooms	2.5 persons													
4 bedrooms	3.0 persons													
5 bedrooms or more	3.5 persons													

			<p>accommodation.</p> <p>Replacement dwellings will not be required to make a provision unless additional units are being created. If additional units are being created then the net gain of units will be subject to providing a contribution.</p> <p>Extensions to dwellings will not be subject to making a provision unless where new units of accommodation are being created. This is applied whether or not the unit is tied by condition to the main house, for example staff accommodation. Provision will not be sought where the unit is for a dependant relative, and a specific planning condition or obligation is attached, limiting the occupation's use to that purpose.</p> <p>Permissions for temporary mobile homes will not be expected to provide open space.</p> <p>It is accepted that certain development will not create demand for all elements of open space requirements. For example the occupants of a sheltered housing scheme, nursing homes, hostel accommodation, where the occupancy is controlled, would not be expected to use all children’s play areas. In these cases it would not be appropriate for the Council to apply that element of the standard. However, it is worth noting that although children’s play areas may not be appropriate, there is an element of amenity area or communal space that could benefit residents of the new proposal. Such cases will be considered individually on their own merits.</p> <table border="1" data-bbox="741 1002 1787 1359"> <thead> <tr> <th colspan="2" data-bbox="741 1002 1787 1046">Table 5.2 Summary of exceptions to open space contributions</th> </tr> </thead> <tbody> <tr> <td data-bbox="741 1046 1267 1161">Developments where the Council will seek to apply the play and outdoor sports space standard.</td> <td data-bbox="1267 1046 1787 1161">Development that is likely to be considered exceptions to the play and outdoor playing space standards</td> </tr> <tr> <td data-bbox="741 1161 1267 1241">All new <u>residential dwellings</u> developments of <u>10 or more dwelling</u></td> <td data-bbox="1267 1161 1787 1241">Replacement dwellings (on a one for one basis) i.e. no new additional units</td> </tr> <tr> <td data-bbox="741 1241 1267 1359">Dwelling gains resulting from new development of <u>10 or more</u>)</td> <td data-bbox="1267 1241 1787 1359">Extensions and annexes within the curtilage of a main property for dependent relatives</td> </tr> </tbody> </table>	Table 5.2 Summary of exceptions to open space contributions		Developments where the Council will seek to apply the play and outdoor sports space standard.	Development that is likely to be considered exceptions to the play and outdoor playing space standards	All new <u>residential dwellings</u> developments of <u>10 or more dwelling</u>	Replacement dwellings (on a one for one basis) i.e. no new additional units	Dwelling gains resulting from new development of <u>10 or more</u>)	Extensions and annexes within the curtilage of a main property for dependent relatives	
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Dwelling gains resulting from new development of <u>10 or more</u>)	Extensions and annexes within the curtilage of a main property for dependent relatives											

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			<table border="1"> <tr> <td>Conversion or part conversions creating additional independent residential units with separate facilities</td> <td>Sheltered housing schemes, nursing homes, controlled hostel accommodation</td> </tr> <tr> <td>Bedsit accommodation with shared facilities</td> <td>Temporary permission for mobile homes</td> </tr> <tr> <td>Permanent permission for mobile homes</td> <td></td> </tr> </table>	Conversion or part conversions creating additional independent residential units with separate facilities	Sheltered housing schemes, nursing homes, controlled hostel accommodation	Bedsit accommodation with shared facilities	Temporary permission for mobile homes	Permanent permission for mobile homes		
Conversion or part conversions creating additional independent residential units with separate facilities	Sheltered housing schemes, nursing homes, controlled hostel accommodation									
Bedsit accommodation with shared facilities	Temporary permission for mobile homes									
Permanent permission for mobile homes										
MA/E/LGS/A	162	Local Green Space	<p>Insert paragraph between 5.43 and 5.44:</p> <p><u>Breckland District Council support neighbourhood plan groups in identifying Local Green Spaces in their Neighbourhood Plans. The Policies Maps will be updated in recognition of any Local Green Spaces designated in made Neighbourhood Plans.</u></p>	Recognition that Local Green Spaces can be designated in Neighbourhood Plans						
MA/E/05/A	165	ENV 05	<p>Amend policy wording:</p> <p>Policy ENV 05 Protection and Enhancement of the Landscape</p> <p>The landscape of the District will be protected for the sake of <u>is recognised and valued for its own</u> intrinsic beauty, its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p> <p>Release of land in Breckland <u>Development proposals</u> will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment. <u>Development should, where possible, be directed to areas where the landscape is either not sensitive to change, or is of a lower landscape sensitivity. Where development is proposed in areas of higher landscape sensitivity, applications will be expected to demonstrate how the impact on the landscape will be minimised by appropriate mitigation. In the case that a development is not able to made acceptable</u></p>	Clarification of how the evidence will be used to assess development proposals.						

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			<p>by mitigation measures, such proposals will be refused. to ensure land is only released in areas where the impact on the landscape is minimal. Development should also be designed to be sympathetic to landscape character, and informed by the LCA.</p> <p>High protection will be given to The Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within The Brecks Landscape Character Areas will not be permitted where these would result in harm to key visual features of the landscape type, other valued components of the landscape, or where proposals would result in an <u>unacceptable</u> change in the landscape character.</p> <p>High protection will also be given to the river valleys and chalk rivers in Breckland as identified in the Landscape Character Assessment, recognising their defining natural features, rich biodiversity and the undeveloped character of their shallow valleys.</p>	
MA/E/06/A	166	ENV 06	<p>Remove wording:</p> <p>Development requiring the loss of a protected tree or hedgerow (including preserved trees, protected hedgerows, trees in Conservation Areas, ancient trees, aged and veteran trees and trees classified as being of categories A or B in value (BS5837:2012) will only be permitted where:</p> <p>a) the removal of a tree or hedgerow will enhance the survival or growth of other protected trees or hedgerows, or;</p> <p>b) it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of any tree or hedgerow.</p>	Not necessary for the policy to be sound
MA/E/06/B	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</p>	In recognition that losses must be adequately compensated for.

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			<p>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. the loss will be suitably compensated for, taking into account the size and condition of the tree.</p>	
MA/E/07/A	167	Paragraph 5.60	<p>Insert the following sentence at the end of the paragraph:</p> <p><u>In addition the record includes a number of non-designated assets.</u></p>	To clarify that the Historic Environment Record includes both designated and non-designated heritage assets.
MA/E/07/B	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 nationally protected listed buildings and their settings, scheduled monuments, archaeological sites, registered parks and gardens, and conservation areas and their settings, will be conserved, <u>or wherever possible</u> 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 asset will be subject to comprehensive assessment and will be expected to <u>should conserve and 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 need to 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></p>	To more accurately ensure the policy reflects national guidance.

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			<p>within the curtilage of a listed building that predates 1st July 1948.</p> <p>The conversion of <u>listed</u> 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 development coincides with the location of a known or suspected archaeological interest, an archaeological field evaluation will be required. Where appropriate, archaeological remains can 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 of remains will be required before development is begun.</p>	
MA/E/08/A	169	ENV08	<p>Development will <u>should</u> be expected to conserve, or and wherever possible enhance the character, appearance and setting of non-designated historic assets. Proposals that could affect previously unrecognised heritage assets will be expected, through agreement with the Council, to undergo an appropriate assessment in line with the significance of the asset. The assessment must provide sufficient information for any impact to be assessed.</p> <p>The conversion of non-designated buildings <u>identified in the Norfolk Historic Environment Record, or through Neighbourhood Plans,</u> of particular architectural or historic merit for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention of the building. Proposals will be considered having regard to relevant national policy and relevant guidance.</p> <p>In the case of traditional dwellings which positively contribute to the character of</p>	To more accurately ensure the policy reflects national guidance.

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			<p>Breckland, applications for replacement will be expected to be accompanied by a Design and Access Statement which includes a structural survey that demonstrates that the demolition is necessary and that there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.</p> <p><u>Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets with archaeological interest. 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 in situ, satisfactory excavation and recording of remains will be required before development is begun.</u></p>	
MA/E/09/A	170	ENV 09	<p>Amend wording as follows:</p> <p>Proposals for vulnerable development in medium (<u>zone 2</u>) and higher flood risk areas (<u>zones 3a and 3b</u>) must be accompanied by a site-specific flood risk assessment, clearly identifying whether the development will be safe for its lifetime, taking account of the vulnerability of its users, and whether there may be any potential increase or reduction in flood risk elsewhere.</p>	Clarification of application of policy
MA/E/09/B	170	ENV 09	<p>Replace wording in penultimate paragraph:</p> <p><u>In the case of major development on unallocated sites, if the sequential test shows that it isn't possible to use an alternative site, the applicant will need to submit an additional exception test in line with national policy on Flood Risk Assessments. wider sustainability benefits should not remove the need to consider flood risk or surface water management, or the need to mitigate accordingly. Development will need to provide wider sustainability benefits to the community that clearly outweigh the flood risk.</u></p>	To reflect national policy guidance
MA/E/09/C	170	ENV 09	<p>Add further wording to the last paragraph:</p>	To ensure development

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			<p>All applications should reflect best practice and the Lead Local Flood Authority (LLFA) guidance, and any updated version (currently April 2017) providing the appropriate information required to assist in the determination of such application as issued by the LLFA. This includes the requirement to provide details of means of adoption and maintenance of the systems over the lifetime of the development at the pre-application stage. <u>In adherence with this guidance, drainage strategies must also consider the potential increase in the volume of runoff from a development as a result of increases in the area of impermeable surfaces. Although runoff rates may be restricted to equivalent greenfield rates, the duration over which the site could discharge at this rate is likely to increase.</u></p>	<p>proposals adequately address the potential increase in the volume of runoff.</p>
MA/E/10/A	172-173	Renewable Energy	<p>Amend supporting text:</p> <p>5.72 The NPPF supports the transition to a low carbon future in a changing climate and encourages the use of renewable resources, including the development of renewable energy. National policy as a whole supports and encourages the development of renewable energy sources. As a result of EU Directive 2009/28/EC, the UK committed to a legally binding target to achieve 15% of all energy generated from renewable resources, including electricity, heat and transport, by 2020. The 2006 Energy Review has an aspiration that 20% of electricity is to be from renewable resources by 2020. The overarching strategy to reduce carbon emissions to meet the requirements of the Directive and the Climate Change Act is contained in the UK Renewable Energy Strategy and the UK Low Carbon Transition Plan.</p> <p>5.73 Renewable energy is central to the economic, social and environmental dimensions of sustainable development. In meeting the challenge and to help increase the use and supply of renewable and low carbon energy, the Council recognises the need to have a positive strategy to promote renewable energy generation, whilst at the same time ensuring that the adverse impacts are addressed satisfactorily, including the cumulative landscape and visual impacts.</p> <p>5.74 There are many different types of renewable energy choices, from solar energy, wind and biomass through to energy efficient installations such as combined heat and power and ground source heating. All of these technologies and methods of</p>	<p>For clarification in justifying the policy</p>

			<p>construction have a role to play in meeting Government targets and are seen as positive outcomes for the District. The Council will therefore support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable site specific or other impacts that could not be outweighed by wider environmental, social, economic and other benefits.</p> <p><u>Solar Photovoltaic Farm Planning Considerations</u></p> <p>5.75 As a rural District, Breckland is particularly suited to solar farms. The Government’s solar Photovoltaic (PV) strategy was published in 2014. The aim is to create more financial certainty and investor confidence in order to realise the long term potential for solar PV in the UK at a large and small scale. There is no cap on capacity. It is the Government’s ambition to see “more ambitious deployment, perhaps approaching 20 Gigawatts (GW) early in the next decade”. The past four years has seen a growth in the delivery of such facilities and their associated energy production capacity, but as at June 2013, the capacity of PV was 2.4 GW, forecast to reach 10 GW by 2020.</p> <p>5.76 Whilst large scale facilities provide an opportunity for greater energy production (as well as potential enhancement to biodiversity), it is also of importance that they are carefully planned and screened to ensure any amenity and visual impacts are minimised. The NPPF states that applicants for energy development should not have to demonstrate the overall need for renewable or low carbon energy and that applications should be approved if their impacts are (or can be made) acceptable. Whilst large scale ground-mounted PV solar farms developments can have a negative impact on the rural environment, particularly in undulating landscapes, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.</p> <p><u>5.77 The Governments’ Planning Practice Guidance (PPG) on renewable and low carbon energy sets out a set of planning considerations at a national level to assess the impact of large scale ground-mounted solar photovoltaic farms. Development proposals should have regard to the PPG, in addition to this local policy on renewable energy in</u></p>	
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			<p><u>order to ensure the proposal is acceptable and can be supported by the Council. Key planning considerations include the quality of agricultural land, the visual and landscape impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety, the impact of security infrastructure such as lights and fencing and the impact on the setting of heritage assets.</u></p> <p><u>5.78 The Council will consider favourably opportunities for biodiversity enhancements around arrays, the potential for complete restoration of the land and appropriate mitigation such as landscape buffers (trees and hedgerows) where compatible in the context of the Council’s Landscape Character Assessment and Settlement Fringe Study.</u></p> <p><u>Solar Farm Planning Considerations / Assessment Criteria</u></p> <p>5.78 The effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, will be encouraged provided that it is not of high environmental value.</p> <p>5.79 Particular factors that the Council will need to consider where a proposal involves greenfield land include:</p> <ul style="list-style-type: none"> •the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and •that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. <p>5.80 The Government’s NPPG makes specific reference to a Ministerial speech in April 2013 encouraging development on brownfield land, low grade agricultural land and on buildings; and to a Written Statement to Parliament in March 2015. The guidance notes:</p> <ul style="list-style-type: none"> •That solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use; •The proposal’s visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety; •The need for, and impact of, security measures such as lights and fencing; •Great care should be taken to ensure heritage assets are conserved in a manner 	
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			<p>appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;</p> <ul style="list-style-type: none"> •The potential to mitigate landscape and visual impacts through, for example, screening with native hedges; and •The energy generating potential, which can vary for a number of reasons including latitude and aspect. <p>5.81 The guidance also advises that the approach to assessing the cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines. However, in the case of ground mounted solar panels, it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero.</p> <p>Government Aims on Solar Energy</p> <p>5.82 The Written Statement to Parliament in March 2015 sets out the Government’s aims on solar energy development and highlights concerns about the unjustified use of high quality agricultural land making it clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.</p> <p>Anaerobic Digestion <u>Planning Considerations</u> /Assessment Criteria</p> <p>5.79 Anaerobic digestion (AD) is a natural process in which micro-organisms break down the organic matter found in wet biomass waste (such as sewage sludge, animal manure and slurry and waste food) in the absence of oxygen, to produce biogas (mainly a mixture of around 60% methane and 40% carbon dioxide) and digestate (a nitrogen rich fertiliser). The National Non-Food Crops Centre (NNFCC) runs the Government’s Anaerobic Digestion Portal (http://www.biogas-info.co.uk/) – a gateway to information on anaerobic digestion, biogas and digestate. Reference should also be made to ‘The Anaerobic digestion strategy and action plan’, published by government on 14 June 2011 and an update on progress on detailed actions published in July 2012.</p>	
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			<p>Anaerobic Digestion proposals are regarded as waste treatment facilities, where feedstock is classified as waste under relevant legislation and so relevant related national and county best practice guidance and policies will apply.</p> <p><u>5.80</u> Anaerobic Digestion proposals raise a number of planning issues including visual and landscape impacts arising from industrial scale plant / buildings; location concerns (in sustainability terms relative to the source of biomass and where relevant combined heat and power (CHP); electricity and/or gas grid connection), potential odour impacts, air emissions, noise impacts, protection of the water environment and traffic impacts. Failure to supply adequate environmental information to accompany planning applications for anaerobic digestion projects can be a key cause of delay in determining a planning application. Breckland Council therefore encourages early pre-application engagement on all renewable energy projects to optimise project assessment and delivery.</p> <p>Wind energy development</p> <p><u>5.81</u> In recent years, new wind energy development in Norfolk has been driven by the favourable conditions offshore, and the potential for larger turbines producing higher amounts of energy. Within Breckland, a substation has been constructed near Necton, to enable the energy generated from offshore wind farms to connect to the National Grid.</p> <p><u>5.82</u> In consideration of onshore wind turbines, the written ministerial statement made on 18 June 2015 specifies that when considering applications for wind energy development, local planning authorities should (subject to the transitional arrangement) only grant planning permission if:</p> <ul style="list-style-type: none"> •the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and •following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. 	
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			<p><u>5.83 The PPG on renewable and low carbon energy clarifies that whether the proposal has the backing of the affected local community is a planning judgement for the local planning authority.</u></p> <p><u>5.84 The Local Plan has not identified suitable areas for wind energy and therefore these areas are only able to be identified in Neighbourhood Plans.</u></p> <p>All Renewable Energy Environmental Concerns</p> <p>5.83 5.85 In relation to all renewable or low carbon energy development the Government's NPPG also states that: the need for renewable or low carbon energy does not automatically override environmental protections; cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases; local topography is an important factor in assessing whether wind turbines and large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas; also, that great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.</p>	
MA/E/10/B	173	ENV 10 Renewable Energy Development	<p>Amend policy wording:</p> <p>Policy ENV 10 Renewable Energy Development</p> <p><u>The Council supports proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable. Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the volume and usability of energy generated outweigh any adverse impacts. Proposals will be considered having regard to the extent to which there are:</u></p>	To comply with the NPPF and Planning Practice Guidance

		<p>1. adverse impacts on the local landscape, townscape or designated and non-non-designated heritage assets <u>assessed in line with Policies ENV 05, ENV 07 and ENV 08 in the plan</u>, particularly listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens;</p> <p>2. adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, flicker, glare or any other associated detrimental emissions, during construction, operation and decommissioning; and</p> <p><u>3. an irreversible loss of the highest quality agricultural land;</u></p> <p><u>4. cumulative impacts of renewable energy development on an area; and</u></p> <p>3. 5. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, <u>assessed in line with Policies ENV 02 and ENV 03 in the plan.</u></p> <p><u>Proposals will be permitted where the impact is, or can be made, acceptable. Applications will be expected to demonstrate that any adverse impacts can be mitigated. Permission will be granted where there are no significant adverse impacts and effects or where any identified adverse effects and impacts are demonstrably outweighed by the benefits. Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the volume amount and usability of energy generated outweigh any adverse impacts.</u> When attributing weight to any harm, in addition to other relevant policies in the Local Plan, regard will be given to national policy and guidance, statutory duty and legislation which seeks protection and enhancement of the landscape; designated and non-statutory heritage assets.</p> <p>Where appropriate the authority will consider the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if</p>	
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			<p>necessary the restoration of land, on the cessation of use.</p> <p><u>Solar Energy Development</u></p> <p><u>The effective use of land by focusing large scale solar farms on previously developed and non agricultural land, will be encouraged provided that it is not of high environmental value.</u></p> <p><u>Particular factors that the Council will need to consider where a proposal involves greenfield land include:</u></p> <ul style="list-style-type: none"> •<u>the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and</u> •<u>that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.</u> <p><u>Wind Energy Development</u></p> <p><u>Proposals for wind energy development involving one or more wind turbines will only be permitted if:</u></p> <ul style="list-style-type: none"> • <u>the development site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and</u> • <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u> 	
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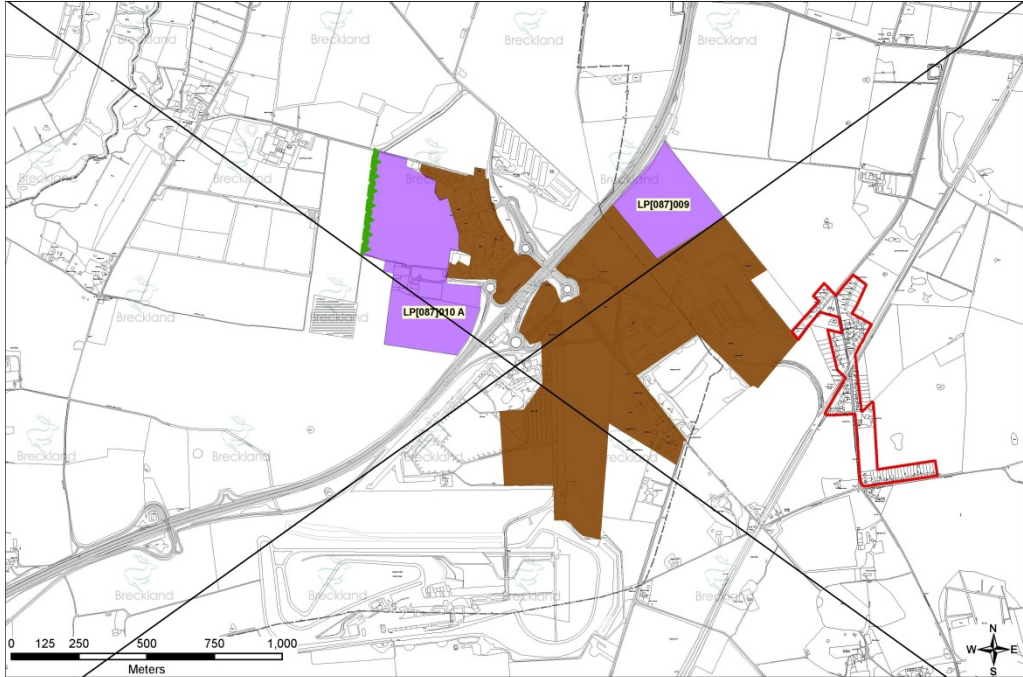
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MA/EC/01/A	177	EC 01	<p>Amend policy EC 01 as follows:</p> <p>For the period 2011 – 2036, 64 Hectares of employment land will be allocated to allow for a range and choice of employment sites to meet economic need and demand.</p> <p>The distribution of these new employment allocations will reflect sustainability principles, the overall spatial strategy and the development needs of local communities. The spatial distribution will be as follows:</p> <p>Attleborough – at least 10Ha Dereham - at least 3Ha (consisting of the specific allocations identified in the Sites Specific Policies and Proposals DPD – Policies D5 – which has been identified as a saved <u>not superseded</u> policy for this Local Plan)</p> <p>Swaffham – at least 9Ha (consisting of the specific allocations identified in the Sites Specific Policies and Proposals DPD – Policies SW2 and SW3 – which have been identified as saved <u>not superseded</u> policies for this Local Plan)</p> <p>Thetford – at least 22Ha (consisting of the specific allocation identified in the Thetford Area Action Plan – Policy TH30 – which has been identified as a saved <u>not superseded</u> policy for this Local Plan)</p> <p>Snetterton – at least 20Ha</p>	To ensure consistent terminology in regards to policies that have not been superseded.
MA/EC/01/B	177	EC 01	<p>Amend paragraph 6.14 as follows:</p> <p>Policy EC 01 sets out the amount of employment land to be allocated within the Local Plan. It proposed that for the period 2011 - 2036, 67 hectares of employment land would be allocated to allow for a range and choice of employment sites to meet economic need and demand. The distribution of the new employment allocations</p>	To ensure consistent terminology in regards to policies that have not been superseded.

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			<p>proposed was as follows:</p> <p>Attleborough - at least 10 hectares Dereham - at least 3 hectares (consisting of the specific allocations identified in the site specific policies and proposals DPD - Policies D4 and D5 <u>Policy D5</u>- which have been identified as saved <u>a not superseded policies policy</u> for the Local Plan Swaffham - at least 9 hectares (consisting of the specific allocations identified in the site specific policies and proposals DPD - Policies SW2 and SW3 - which have been identified as saved <u>not superseded</u> policies for the Local Plan) Thetford - at least 22 hectares (consisting of the specific allocations identified in the Thetford AAP - Policy TH30 - which has been identified as saved <u>policies a not superseded policy</u> for the Local Plan Snetterton - at least 20 hectares</p>	
MA/EC/AE1/A	179	Attleborough Employment Allocation 1	Amend first sentence of the policy: Land amounting to <u>at least</u> 10 hectares...”	To provide consistency with all other allocations within the plan.
MA/EC/AE1/B	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/EC/AE1/C	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-designated heritage assets and their settings. The scheme design will seek to conserve</u></p>	To ensure that the policy considers the proximity to heritage assets.

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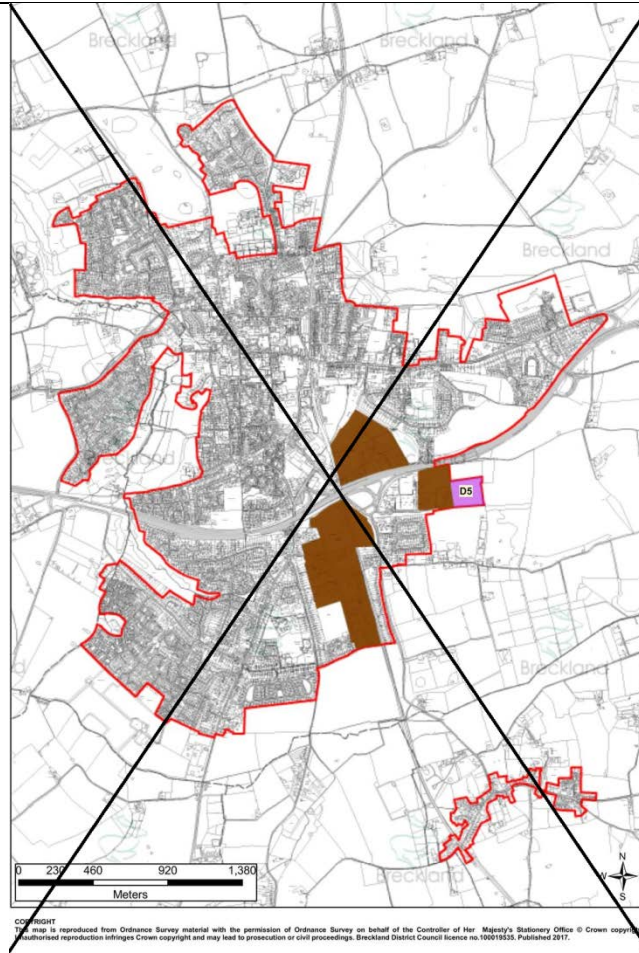
			<p><u>and</u> or, where possible, enhance the setting of heritage assets.</p>	
<p>MA/EC/SNE/A</p>	<p>180</p>	<p>Snetterton Heath Allocation</p>	<p>Amend Map 6.1 as follows:</p>  <p><small>COPYRIGHT This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no. 10001635. Published 2017.</small></p>	<p>To ensure policy refers to site LP[087]010 and reflect the findings of the General Employment Area topic paper</p>

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MA/EC/SEA/A	185-195	Saved Employment Allocations	<p>Delete entire section</p> <p>Deleted Employment Allocations</p> <p>6.32 The following allocations have been taken forward from the adopted Site Specific Policies & Proposals Development Plan Document (2012). The suitability of the sites have been re-appraised in the Council's Housing and Economic Land Availability Assessment which forms part of the evidence base for the employment allocations. The sites were determined to be suitable and available for economic development with no overriding constraints to delivery and therefore have been selected for allocation in the</p>	To ensure a consistent approach regarding superseded and not superseded policies.

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			<p>Local Plan. The following policies listed in Table 6.2 will be saved to form part of this Local Plan. Saved employment allocations are shown on the Policies Maps.</p> <p>Table 6.1</p> <table border="1" data-bbox="741 392 1702 600"> <thead> <tr> <th data-bbox="741 392 1507 432">Saved Policy</th> <th data-bbox="1507 392 1576 432">Area</th> <th data-bbox="1576 392 1702 432">Location</th> </tr> </thead> <tbody> <tr> <td data-bbox="741 432 1507 472">Policy D5 Land at Dereham Business Park</td> <td data-bbox="1507 432 1576 472">3.1ha</td> <td data-bbox="1576 432 1702 472">Dereham</td> </tr> <tr> <td data-bbox="741 472 1507 512">Policy SW2 Land to the North of the Eco Tech Centre</td> <td data-bbox="1507 472 1576 512">3ha</td> <td data-bbox="1576 472 1702 512">Swaffham</td> </tr> <tr> <td data-bbox="741 512 1507 552">Policy SW3 Land to the West to the Eco Tech Employment Area</td> <td data-bbox="1507 512 1576 552">5.8ha</td> <td data-bbox="1576 512 1702 552">Swaffham</td> </tr> <tr> <td data-bbox="741 552 1507 600">Policy TH 30 New Employment Land</td> <td data-bbox="1507 552 1576 600"></td> <td data-bbox="1576 552 1702 600"></td> </tr> </tbody> </table> <p>Dereham Saved Employment Allocations</p>	Saved Policy	Area	Location	Policy D5 Land at Dereham Business Park	3.1ha	Dereham	Policy SW2 Land to the North of the Eco Tech Centre	3ha	Swaffham	Policy SW3 Land to the West to the Eco Tech Employment Area	5.8ha	Swaffham	Policy TH 30 New Employment Land			
Saved Policy	Area	Location																	
Policy D5 Land at Dereham Business Park	3.1ha	Dereham																	
Policy SW2 Land to the North of the Eco Tech Centre	3ha	Swaffham																	
Policy SW3 Land to the West to the Eco Tech Employment Area	5.8ha	Swaffham																	
Policy TH 30 New Employment Land																			



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~~Land at Dereham Business Park~~

~~Saved Policy – Policy D5~~

			<p>Land east of Dereham Business Park</p> <p>Land amounting to 3.1 hectares is allocated for employment use (within Classes B1, B2 and B8 of the Use Classes Order, as amended) to the east of Dereham Business Park. Development will be permitted subject to compliance with adopted policies in the Core Strategy and the following criteria:</p> <ul style="list-style-type: none"> i. — Vehicular access is provided via Kingston Road/ Walpole Loke, and should include the provision of necessary highway improvements to ensure highway safety; ii. — Appropriate footpaths and cycleways are provided linking the site with existing footways at Yaxham Road as well as a footway to the north through to Cherry Lane; iii. — Suitable noise attenuation measures (which could include building design measures, screening, fencing or bunding) are provided to avoid harm to surrounding residential amenity; iv. — Important boundary trees are retained as part of detailed landscaping schemes; v. — Existing boundary screening is retained and enhanced to include new structural landscaping to minimise the visual impact of development and extent of new build development into the open countryside; vi. — Development is laid out in a manner that does not preclude the potential for future development in the vicinity;and vii. — Appropriate sustainable surface water attenuation measures are provided, and where possible included 	
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			<p>as part of landscaping schemes.</p> <p>The Council will consider the need to impose appropriate conditions limiting the hours of operation of businesses to ensure the amenity of any proximate residential development is not harmed.</p> <p>Reasoned Justification</p> <p>6.33 This site comprises an area of agricultural land located to the east of Dereham, east of the existing Dereham Business Park. The site is bordered by existing development at Walpole Loke, including the Breckland Council Offices. The site has limited screening at the eastern boundary and development would represent a new edge to the built form of Dereham.</p> <p>6.34 Proposals for development on this site within Classes B1, B2 and B8 of the Use Classes Order 1987 (as amended) will be permitted subject to the above policy and the provisions of the adopted Core Strategy to meet part of the strategic requirement for new employment land in Dereham.</p> <p>6.35 The site is to be accessed via Kingston Road/ Walpole Loke and the Local Planning Authority will, in conjunction with the Highway Authority, seek appropriate contributions for enhancements to the local highway network should these be required. The development should also provide suitable footpath and cycle provision to link the site to Yaxham Road to enable greater opportunities to access the site by these modes. Detailed proposals should also make appropriate provision of a footway/cycle link from the development north to Cherry Lane. This will enable enhanced opportunities for sustainable movements between new employment allocations and residential development to the east of Dereham.</p> <p>6.36 New structural landscaping shall be provided to the eastern boundary of the site in order to minimise the visual impact of new built development on the open countryside. This is essential as the site will form a new edge to the settlement, which</p>	
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Breckland Local Plan – Proposed Main Modifications

			<p>can currently be viewed from a number of important routes to the east of the town. A structural landscaping scheme shall be provided as part of any detailed proposal and delivered prior to the completion of any commercial units. This will ensure that visual impact is minimised, but could also form part of a sustainable drainage scheme.</p> <p>6.37 In order to ensure that the amenity of surrounding residential development is not adversely affected by the development of this allocation for employment use, the Local Planning Authority will consider the need to impose conditions on subsequent Planning Applications so that proposals include appropriate noise attenuation mitigation measures if required. These measures could include building design measures, screening, fencing or bunding which can control noise, although this will depend on the precise uses proposed.</p> <p>Swaffham Saved Employment Allocations</p>	
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~~Saved Policy – Policy SW2~~

~~Land to the North of the Eco Tech Centre~~

~~Land amounting to approximately 3 hectares is allocated for employment development. The development will provide a mix of B class units only. Development~~

			<p>will be subject to compliance with adopted Core Strategy policies and:</p> <ul style="list-style-type: none"> i. Access provided only from the Eco-Tech Employment Area; ii. Provision of a landscape buffer between the development and the A47 trunk road; and iii. Development will not commence until vacant, developable land in the existing Eco-Tech centre has been developed. <p>Reasoned Justification</p> <p>6.38 The site is a small arable field, between the Eco-Tech Employment Area and the A47 trunk road. The site is screened by trees and hedges on the western, eastern and southern boundaries. The development of the site would form a natural extension to the existing employment area. The site is approximately 3 hectares in size and will contribute to the employment needs for Swaffham as identified in the Core Strategy. The Eco-Tech employment area is served by a local bus service.</p> <p>6.39 The site is of an irregular shape which will limit opportunities for large industrial units. Although employment uses are not regarded as noise sensitive developments in PPG24, in the interests of amenity a landscape buffer of planting should screen the development from the A47 trunk road.</p> <p>6.40 There are currently a number of trees on the southern boundary of the site where the only safe point of access is located. Some of these trees will need to be removed in order to achieve a suitable access. The only safe point of access is through the existing employment area. This would involve road construction over Breckland Council and potentially third party land. These ownership constraints could affect the delivery of the site. However, they are not seen as insurmountable. There are still a number of vacant lots in the existing employment area. It is important to ensure that these lots are brought forward prior to the release of this site for employment land.</p> <p>6.41 The site is well related to the A47 and the location was concluded by Breckland</p>	
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			<p>Council's Employment Land Review (2006) as being attractive to the market.</p> <p>Saved Policy – Policy SW3</p> <p>Land to the West of the Eco-Tech Employment Area</p> <p>Land amounting to approximately 5.8 hectares is allocated for employment development. The development will provide a mix of B class units only. Development will be subject to compliance with adopted Core Strategy policies and:</p> <ul style="list-style-type: none"> i. Access is provided only from the Eco-Tech Employment Area; ii. Provision of adequate planting and landscaping on exposed boundaries of the site; iii. The layout and design of the site will have regard to the potential of adjoining land to the north of the site providing a long term option for employment development beyond 2026; iv. Provision of pedestrian/cycle access from West Acre Road; v. Investigation and remediation of possible ground contamination; and vi. Development will not commence until the land allocated by Policy SW2 has been implemented. <p>Reasoned Justification</p> <p>6.42 The site consists of part of a larger arable field to the west of the Eco-Tech Employment Area. The site also covers a smaller field to the south-east corner of the allocation. The site is bounded by some dispersed residential development to the south on Bears Lane and to the west on West Acre Road but is otherwise located between employment development at Eco-tech and the A47 bypass. Careful consideration will be given to the proposed employment uses on this site where they abut adjoining residential properties and regard will be given to amenity in the context of Core</p>	
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			<p>Strategy policy and the content of PPS23 'Pollution' and PPG24 'Noise'.</p> <p>6.43 Access to the site will need to be secured through the existing Eco-tech site as the highway network from West Acre Road and Bears Lane is unacceptable for the potential traffic generated. Access onto both Bears Lane and West Acre Road will be limited to pedestrian and cycle access, given the benefit of providing a direct and attractive route from the site to the town centre.</p> <p>6.44 The boundary between the site and the employment area consists of trees, hedges and fencing. The site has hedges on its boundary against West Acre Road and Bears Lane. There are also a number of small trees and hedging on the boundaries of the smaller field within the site. There is no planting or physical boundary to the site to the north. Therefore, as part of any development proposal, landscaping and planting on the northern boundary would be required. However, the landscaping should not sterilise the potential for future expansion of the employment area to the north of the site. To the north and west of the site are arable fields. To the south of the site beyond Bears Lane is the dismantled railway line which provides a physical buffer to the residential estates to the south.</p> <p>6.45 The development of the site would form an extension to the existing employment area. The site is approximately 5.8 hectares in size and will contribute to the employment needs for Swaffham identified in the Core Strategy.</p> <p>6.46 The Breckland Landscape Character Assessment states that the land in this area, between the north of the town and the A47, has lower sensitivity to change than the rest of the character area due to the urbanising influence of adjacent employment areas. Therefore, with appropriate screening to the north, impact on the landscape will be minimal. There are a number of trees on the site and on the boundary. Some of these may have to be removed to achieve access to the site. However, any mature or valuable trees should be maintained as part of detailed proposals.</p> <p>6.47 The detailed Water Cycle Study (2010) identifies that there is a lack of strategic</p>	
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			<p>sewer provision in this part of the town. This could be a constraint to the type of industry that could be developed on the site and detailed discussions with Anglian Water are encouraged prior to the submission of any Planning Application. There are no known energy constraints in bringing this site forward.</p> <p>6.48 The ultimate delivery of the site will be dependant upon market conditions. In order to ensure the unnecessary early loss of undeveloped land, development will not commence on this site until the land allocated for employment under Policy SW2 has been brought forward by virtue of a detailed Planning Application. If there are material reasons why development cannot take place on SW2 first, development on this site will be considered for early release.</p> <p>6.49 Part of the site is on a potentially backfilled quarry. Before planning permission can be granted a desk study and full site investigation, including gas monitoring, will be needed.</p> <p>6.50 The site is well related to the A47 and the location is concluded by the Employment Land Review (2006) as being attractive to the market.</p> <p>Saved Policy—Policy TH30</p> <p>New Employment Land</p> <p>(a) Amount of Employment Land and Location</p> <p>Land amounting to at least 22 hectares for new employment development shall be provided within the Thetford Urban Extension. This shall be in locations which provide good access to the A11 trunk road and the land should be provided as appropriately serviced. This shall include mains services such as water, electricity and gas brought to site in order to ensure timely supply and delivery of land to the commercial market. The provision of the 22 hectares of employment land in the urban extension should be</p>	
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			<p>phased for delivery as indicated in the table below:</p> <p>Table 6.2 Location of Employment Development</p> <table border="1" data-bbox="741 355 1048 600"> <thead> <tr> <th>Location</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Near Tesco</td> <td>4.0Ha</td> </tr> <tr> <td>Lodge Way</td> <td>14.5Ha</td> </tr> <tr> <td>Off Croxton Road</td> <td>2.5Ha</td> </tr> <tr> <td>Off Norwich Road</td> <td>7.2Ha</td> </tr> </tbody> </table> <p>The saved employment allocation (E.1) adjacent to the Gallows Hill Scheduled Monument will be replaced by the Lodge Way allocation (in table above), in the same broad location, for employment development subject to the following:</p> <ul style="list-style-type: none"> i. — It is accessed by business related traffic from Wyatt Way and Lodge Way only, with secondary access from Croxton Road for public transport only; ii. — The actual shape of the allocation is amended to reflect the Scheduled Monument; iii. — Appropriate screening is provided which enhances the setting of the Scheduled Monument and acts as <ul style="list-style-type: none"> a buffer to existing residential development; iv. — The site is allocated for B1 (business) and B8 (storage and distribution) use; and v. — The design allows for ease of access by buses and walking and cycling. <p>(b) Layout and Design Principles</p> <p>Planning applications for employment land should have regard to the following principles in order to make the new employment areas in Thetford attractive,</p>	Location	Area	Near Tesco	4.0Ha	Lodge Way	14.5Ha	Off Croxton Road	2.5Ha	Off Norwich Road	7.2Ha	
Location	Area													
Near Tesco	4.0Ha													
Lodge Way	14.5Ha													
Off Croxton Road	2.5Ha													
Off Norwich Road	7.2Ha													

			<p>integrated into the town, quality places and attract a wide range of tenants:</p> <ul style="list-style-type: none"> i.— Convenient access by walking, cycling and public transport; ii.— Well connected to the rest of the town; iii.— Screening from the existing and future neighbouring residential uses; iv.— Ensure appropriate and sympathetic boundary treatments to key road frontages within employment <p>areas using native hedgerow planting with fencing set behind;</p> <ul style="list-style-type: none"> v.— Ensure car parking and service yards are clear of road frontages, particularly to the A1066; vi.— Quality tree planting and landscaping; vii.— Efficient use of land; viii.— Provide for a wide range of land uses in order to attract a wide range of tenants; ix.— Designed to provide a quality working environment and image, including the gateways into the site; x.— Innovative waste and recycling infrastructure; xi.— Design out crime; and xii.— Potential for biodiversity to be provided for. <p>Reasoned Justification</p> <p>6.51 Thetford is identified as a key employment location along the A11 corridor and is the focus for significant jobs growth in the Breckland Adopted Core Strategy. The Core Strategy identifies at Policy CP3 the need to plan for some 30-40 hectares of strategic employment land at Thetford within the A11 to deliver 5,000 new jobs to 2026. The amount of new employment land proposed and Thetford Enterprise Park with Planning Permission, along with a high jobs growth target, seeks to ensure that the town not only continues to be an important economic location, but also improves the balance between jobs and new homes contributing to the objective of self containment i.e.</p>	
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			<p>people living and working in Thetford. Delivery of jobs is also critical to the transport strategy for Thetford. Breckland Council will expect a range of new employment sites to be delivered across Thetford's Urban Extension in accordance with the above policy.</p> <p>6.52 Thetford is also a key location within the Rural Enterprise Valley (REV) and Breckland Council has placed significant emphasis on delivering quality and high value employment opportunities in the finance, ICT, research and advanced engineering and manufacturing sectors. There are already a number of these types of businesses in the Thetford area, and the continued growth of motorsport related industry along the A11 can help to ensure the town benefits from economic growth in this sector, consistent with the REV objectives.</p> <p>6.53 The Thetford Enterprise Park (TEP) is a key employment site in close proximity to the A11. The site has the benefit of outline Planning Permission and is currently being serviced in order to aid the delivery of new employment development in the short to medium term. This site will make an important contribution to delivering new jobs; however this will not be sufficient on its own to deliver the requirement and further sites will be needed. The Employment Land Review (2006) recommended that a new business park be developed along with the Thetford Enterprise Park in order to bring forward inward investment to the town and the preferred policy approach seeks to ensure suitable employment provision in the urban extension. The policy seeks to ensure that the additional employment land proposed in Thetford as part of the Thetford Urban Extension comes forward in a timely manner to help deliver the significant jobs growth target along with housing growth in the town. Ensuring such land is serviced by the developers will make sure land is ready to be developed when the commercial market is in a position to expand.</p> <p>6.54 In deciding where to locate employment and how the allocations are built out, Core Strategy Policy DC1 is of importance with regards to the effect of differing land uses on each other, needs to be considered. For example the juxtaposition of residential and light employment could result in amenity issues for residents in terms</p>	
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			<p>of noise.</p> <p>6.55 Further to the above, and to reflect the Lodge Way allocation being adjacent to Gallows Hill Scheduled Monument, Breckland Council would encourage plans for well designed offices or warehouses of a scale that reflects the sensitive location.</p> <p>Existing Employment Allocation</p> <p>6.56 Since this allocation was recommended to be saved as part of the Core Strategy, some of its area has since been scheduled as part of the Scheduled Monument at Gallows Hill. The general location of this allocation remains, next to the existing Wyatt Way Industrial Estate. The only vehicular access to this employment area should utilise Wyatt Way and Lodge Way (with the footways continued and adequate provisions for cyclists). Walking and cycling routes should be provided to access the site in a well designed way from Amelia Opei Way. Other walking and cycling routes should be provided from the north of the allocation.</p> <p>Design Principles</p> <p>6.57 The design principles as set out in the policy seek to ensure that new employment areas learn from the successes and mistakes of the design of existing employment estates. They have been produced in liaison with CABI expert design enablers using elements of the evidence base produced to support the TAAP, namely the Thetford Green Infrastructure Study, Thetford Transport Study and the Employment Land Review.</p> <p>6.58 The criteria seeks to ensure the issues that the TAAP address are taken into account as part of the design, for example transport issues as well as setting a good image for the new employment areas and creating a good working environment for workers.</p> <p>6.59 In terms of new employment proposals, continuous engineered bunding/banking</p>	
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			<p>should be avoided as this would be harmful to landform and landscape character. It is more desirable in landscape terms to have a bund which includes landform variation and is not continuously banked with different planting types and densities to 'foil' rather than screen development. This would provide some Breckland Character to the development.</p>	
MA/EC/02/A	183	EC 02	<p>Remove first sentence of the policy</p> <p>All proposals at Snetterton Heath will be determined subject to criteria a) to e) of Policy EC 03 General Employment Areas.</p>	To avoid repetition
MA/EC/02/B	183	EC 02	<p>Insert new criterion after criterion 3</p> <p><u>4. Development proposals, for compatible uses, immediately adjacent to the southern extent of the General Employment Area, as define don the policies map, will be supported where they contribute to the overall vision for the A11 corridor; and</u></p>	To reflect findings of the General Employment Area Topic Paper
MA/EC/02/C	183	EC 02 Supporting Text	<p>Amend paragraph 6.28 as follows:</p> <p>The southern extent of Snetterton Heath (south of the A11 trunk road and south-west of Heath Road) is characterised by the motor racing track and former Snetterton Park and comprises a range of existing buildings and established land uses. This area has excellent visibility from the A11 and provides the opportunity to direct the development and intensification of motorsport and advanced manufacturing uses, building on the proximity of this part of the site to the race track. The area provides opportunities for co-location and access to the track for automotive testing and related</p>	Minor amendments to provide consistency with the other paragraphs in the supporting text

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			activity.	
MA/EC/03/A	195	EC 03 Supporting Text	<p>Amend paragraph 6.67 as follows to create two paragraphs 6.67 and 6.68:</p> <p>6.67 The policy incorporates proposals for mixed use developments to address an issue raised in the Employment Growth Study, suggesting the need for a flexible approach to bring forward employment sites by allowing the development of other higher value non-B uses on part of allocated sites, in order to unlock the site’s potential and fund any associated infrastructure works. <u>Mixed use developments include elements of development that do not fall within the B1, B2 and B8 Use Classes. The typical situation is for proposals that involve development that is a town centre use and/or residential development. Town centre uses are defined in the glossary of the NPPF as follows:</u></p> <p><u>“Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”</u></p> <p>6.68 Appropriate proposals to diversify and ensure the long term sustainability of existing employment areas will therefore be supported where they contain a significant employment element; contribute positively to the viability of the employment land and would not undermine, and are otherwise compatible with, existing employment uses.</p>	To reflect the findings of the General Employment Area Topic Paper
MA/EC/03/B	195	EC 03 Supporting Text	<p>Insert a new paragraph after paragraph 6.67:</p> <p><u>National policy is clear that local authorities need to plan for future needs of economic development but a balance needs to be struck between making land available and not reserving land that has little likelihood of being taken up. For an employment site that is considered as having no reasonable prospect of coming into use, justification would be needed as to whether the site is no longer suitable, available and/or economically viable, including evidence of appropriate marketing and future market demand.</u></p>	To reflect the findings of the General Employment Area Topic Paper

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MA/EC/03/C	195	Policy EC 03	<p>Amend policy EC 03 as follows:</p> <p>Policy EC03 General Employment Areas</p> <p>Sites that are identified as General Employment Areas, <u>employment allocations that have not been superseded and proposed employment allocations</u> on the Policies Map will be protected for employment use. Proposals to accommodate new employment development (B1, B2 and B8 uses) will be permitted on General Employment Areas where the following criteria apply:</p> <ol style="list-style-type: none"> 1. It is not a town centre use*-, unless the location is sequentially preferable and need has been demonstrated; 2. It will not undermine the function of the wider employment area; 3. The scale, bulk and appearance of the development is compatible with the character of its surroundings; 4. There is no significant detrimental health impacts, (assessed through a health impact assessment where appropriate), on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light; and 5. The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network. <p>*Proposals for mixed-use development in identified employment areas will be supported provided that they:</p> <ul style="list-style-type: none"> • Incorporate a significant employment element (<u>B1, B2 and B8 uses</u>); • Are compatible with existing employment uses; • Support the improvement of an employment area that is in need of upgrading; • <u>Are compatible and</u> Do not constrain the operations of adjoining businesses; and • Are capable of reinstatement for business and industrial use. 	To reflect the findings of the General Employment Area Topic Paper
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MA/EC/04/A	196	EC 04	Amend last sentence of paragraph 6.68 to read: “...permitted development rights for the change of use of agricultural buildings are relevant to the operation of this policy (see Part 3 of Schedule 2 of the Town and Country (General Permitted Development)(England) Order 2015 (<u>as amended</u>))	To ensure that future amendments to the GPDO are captured within the supporting text of the policy.																																
MA/EC/05/A	200	EC 05 Supporting text	<p>Remove Table 6.3 Summary of Comparison and Convenience Floorspace Projections 2017-2036</p> <table border="1" data-bbox="745 608 1805 1102" style="width: 100%; text-align: center;"> <thead> <tr style="background-color: #4CAF50; color: white;"> <th>Settlement</th> <th>Net Convenience Retail Floorspace sq m</th> <th>Net Comparison Floorspace sq m</th> <th>Gross Food and Beverage Floorspace sq m</th> </tr> </thead> <tbody> <tr><td>Thetford</td><td>862</td><td>3669</td><td>925</td></tr> <tr><td>Dereham</td><td>1950</td><td>5220</td><td>849</td></tr> <tr><td>Attleborough</td><td>1025</td><td>1242</td><td>820</td></tr> <tr><td>Swaffham</td><td>8</td><td>894</td><td>220</td></tr> <tr><td>Watton</td><td>491</td><td>1172</td><td>181</td></tr> <tr><td>Other Breckland</td><td>141</td><td>92</td><td>506</td></tr> <tr><td>Total</td><td>2783</td><td>12199</td><td>3502</td></tr> </tbody> </table>	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.
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MA/EC/05/B	201	EC 05	<p>Replace figures in table:</p> <table border="1" data-bbox="842 1230 1787 1375" style="width: 100%; text-align: center;"> <thead> <tr style="background-color: #009688; color: white;"> <th>Town</th> <th>Hierarchy</th> <th>Convenience Requirement (net sq m)</th> <th>Comparison Requirement (net sq m)</th> <th>Food and beverage (gross sq m)</th> </tr> </thead> <tbody> <tr> <td>Thetford</td> <td>Key Centre</td> <td>862 <u>1,509</u></td> <td>3669 <u>2,986</u></td> <td>925 <u>757</u></td> </tr> </tbody> </table>	Town	Hierarchy	Convenience Requirement (net sq m)	Comparison Requirement (net sq m)	Food and beverage (gross sq m)	Thetford	Key Centre	862 <u>1,509</u>	3669 <u>2,986</u>	925 <u>757</u>	To reflect corrected and updated evidence - Breckland Retail and Town Centre Study Second Addendum (May																						
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Breckland Local Plan – Proposed Main Modifications

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MA/EC/05/C	202	EC 05	<p>Amend wording of second to last paragraph of policy:</p> <p><u>For the Key Settlements of Attleborough and Thetford, a significant proportion of the retail need for the plan period will be met through development of small scale service provision in the Strategic Urban Extensions to serve the expanded communities.</u> Retail proposals for the Strategic Urban Extensions in Thetford and Attleborough will be supported where they seek to deliver up to 2,400 sq m gross floorspace A1-A5 use in Thetford and up to 1,900 sq m gross floorspace A1-A5 use in Attleborough in a local parade format, <u>which has been informed by the Breckland Retail and Town Centre Study.</u> Proposals should be...</p>	Clarification of policy requirements																				
MA/EC/07/A	210	EC 07	<p>Revise policy wording as follows:</p> <p>Policy EC07 Tourism Related Development</p> <p>The creation, enhancement and expansion of <u>existing</u> tourism attractions, and tourism infrastructure will be supported in accordance with the development strategy where this would enhance the existing tourism offer, benefit the local economy; <u>the environment and infrastructure can accommodate the visitor impact</u>; and <u>proposals would</u> be of a suitable scale and type for its <u>their</u> location.</p> <p>Development of an appropriate scale should be located where the environment and infrastructure can accommodate the visitor impact. Where a proposal is not readily accessible by public transport, then it will be supported where it relies on a specific geographical resource or contributions are made to improve accessibility.</p>	To ensure that there is a distinction between new tourism proposals and tourist destinations that already exist.																				

			<p>Proposals for new tourism related development <u>Leisure, tourism and cultural development proposals and visitor accommodation</u> attracting a significant number of visitors should be located within, or be accessible to the five market towns. Smaller development proposals <u>involving new tourism related development</u> should be of a suitable scale and type to protect the character of the townscape and landscape within which they are situated.</p> <p><u>All</u> D <u>development proposals</u> will be assessed against the extent to which they meet the following criteria:</p> <ul style="list-style-type: none"> • Support the vitality and enhance the role of the market towns as tourist and leisure destinations through encouraging greater visitor numbers; • Bring regeneration benefits, particularly through the redevelopment of brownfield land; • Are accessible by sustainable modes of transport and / or are in close proximity to existing visitor attractions <u>or where a proposal is not readily accessible by sustainable modes of transport, it can be demonstrated that the development relies on a specific geographical resource or contributions are made to improve accessibility;</u> • Offer the potential to improve access to rights of way; <u>and/or green infrastructure;</u> and • <u>In the case of proposals in the countryside, demonstrate the need for a rural location for that development.</u> • Support agricultural diversification of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses. <p>Particular emphasis is placed on improving the quality of existing visitor accommodation/ attractions and the need to broaden the range of accommodation and attractions provided.</p> <p>Camping and caravan sites will be supported where there is an unmet need. Proposals should be small in scale to limit impact on landscape and amenity and utilise, or be well related to, existing rural buildings.</p>	
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Breckland Local Plan – Proposed Main Modifications

MA/C/01/A	213	COM 01 supporting text	<p>Insert new paragraph after paragraph 7.9:</p> <p><u>7.10 The Council envisage design reviews taking place during the assessment of large and complex sites. However, the Council recognises the benefits of early engagement in line with paragraph 62 of the NPPF and will facilitate constructive dialogue at the pre-application stage.</u></p>	To provide clarification to support final paragraph of policy COM 01.
MA/C/01/B	215	COM 01	<p>Revise the text after criteria O to state the following:</p> <p><u>Development that does not fully address the values of the design principles of the criteria above or the design issues outlines above will not be acceptable permitted.</u></p> <p>All development proposals should respond to current best practice and demonstrate that they are in general conformity with the design principles set out in established urban design guidance, any subsequently produced design guidance Supplementary Planning Document adopted by the Council or other design guidance endorsed by the Council and/or through neighbourhood planning.</p> <p>In some cases the Council will request the involvement of a developer funded Design Review, <u>subject to viability.</u></p>	<p>To provide additional clarity to the policy.</p> <p>The policy has also been amended to included reference to viability in relation to Design Reviews.</p>
MA/C/02/A	218	COM02	<p>Revise Policy COM02 as follows:</p> <p><u>All new development (excluding minor applications) will be expected to:</u></p> <ul style="list-style-type: none"> • <u>demonstrate that appropriate steps have been taken through its design and construction and implementation to avoid or mitigate potential negative effects on the health of the population;</u> • <u>facilitate enhanced health and well being through the provision of conditions</u> 	To add clarity for when health impact assessments and healthy urban planning checklists will be required.

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			<p>supportive of good physical and mental health (such as enabling physical activity); and</p> <ul style="list-style-type: none"> • reduce, where possible, disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions. <p><u>New development will be expected to take appropriate steps to avoid/mitigate potential negative effects on the health of the population and facilitate enhanced health and well being through the provision of conditions supportive of good physical and mental health. Where possible, new development should also seek to reduce disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.</u></p> <p>Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air Quality Management Area, should be consistent with the local air quality action plan.</p> <p>Developers will be expected to <u>demonstrate the above through the following criteria complete and submit the following with planning applications:</u></p> <ul style="list-style-type: none"> i. <u>Health Impact Assessment for large and complex proposals where the Council consider there are likely to be clear health implications;</u> ii. A Healthy Urban Planning Checklist for development of 5 dwellings/1,000m2 non residential or more. iii. An assessment of the likely impact of the development on air quality, for development of 5 dwellings/1,000m2 non-residential or more, in or impacting on areas identified as 'at risk' of exceeding air quality objectives. <p>All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built</p>	
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Breckland Local Plan – Proposed Main Modifications

			<u>Sports and Recreational Facilities Study (2017)</u>	
MA/C/02/B	218	Paragraph 7.18	<p>Amend the paragraph as follows:</p> <p>Major development will be subject to the most comprehensive screening which, in the case of particularly large complex development and those that have clear health implications, may take the form of a formal Health Impact Assessment (whether or not such an application also requires an EIA). Development where there are likely to be clear health implications will require a formal Health Impact Assessment. These will normally be, but not limited to, large and complex proposals. In such cases the developer will be required to commission such an assessment from an independent and reputable body. For developments of five or more dwellings, or commercial development above 1,000 square metres, a Healthy Planning Checklist should be included as part of the supporting documentation with planning applications. Further information on the Healthy Planning Checklist is available in Appendix 2 of the Norfolk Health Protocol (Planning in Health - an engagement protocol between local planning authorities, public health and health sector organisations in Norfolk, March 2017)</p>	For additional clarity
MA/C/03/A	219	COM03	<p>Revise the policy as follows:</p> <p>For all new development consideration will need to be given to general amenity impact issues, especially residential amenity living conditions. Development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants, or does not provide for adequate levels of amenity for future occupants. In assessing the impact of development, <u>especially on the living conditions of occupants, regard will be had to the following: amenity considerations:</u></p> <ol style="list-style-type: none"> 1. The provision of adequate areas of usable and secluded private amenity space for the occupiers of existing and proposed dwellings, in keeping with the character of the immediate surrounding area; <u>The protection of adequate areas of usable and secluded private amenity space for the occupiers of existing dwellings;</u> 2. <u>The provision of adequate areas of usable and secluded private amenity space</u> 	To provide greater clarity within the policy

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			<p><u>for the occupiers of proposed dwellings, in keeping with the character of the immediate surrounding areas;</u></p> <ol style="list-style-type: none"> 3. Overlooking of windows of habitable rooms and private amenity space; 4. Overbearing impact/visual dominance; 5. Overshadowing of private amenity space; 6. Loss of daylight and/or sunlight to existing windows of habitable rooms; 7. Odour, noise, vibration or other forms of nuisance such as artificial light pollution, insects and vermin; and 8. Other forms of pollution (including contaminated land, dust, air pollution, for example the emission of particulates etc). 	
MA/C/04/A	219	Paragraph 7.25	<p>Amend the first sentence of the paragraph to state:</p> <p>The Local Plan aims to support thriving <u>urban and rural</u> communities. whilst protecting the intrinsic character and beauty of the countryside.</p>	To ensure it aligns with the requirements of the NPPF
MA/C/04/B	221	COM04	<p>Revise the policy as follows:</p> <p>Proposals for the provision and retention of community facilities will be supported.</p> <p>The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy and be of a suitable scale and type for its location and in locations in close proximity to the area that they will serve.</p> <p>Proposals, including change of use (outside permitted development rights), which result in the loss of local community buildings (most recently used for this purpose where the use has ceased), will not be permitted unless:</p> <ul style="list-style-type: none"> • It can be demonstrated that there is no local need for the facility or that its continuing function is no longer viable following appropriate marketing; and <u>or</u> • An equivalent facility in terms of quality is provided to serve the same community in an accessible location. or; 	To add clarity to the policy

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			<ul style="list-style-type: none"> An appropriate alternative community facility to meet local needs is not required or likely to be viable, as demonstrated by evidence submitted by the applicant. <p>Where new development increases the demand for community facilities, the Council may require a developer contribution to improve the qualitative and quantitative offer of the existing facilities.</p> <p><u>All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built Sports and Recreational Facilities Study (2017).</u></p>	
MA/ID/01/A		INF 01	<p>Add additional wording to first bullet point:</p> <p>The Council will support proposals for the provision and improvement of telecommunications infrastructure provided that:</p> <ul style="list-style-type: none"> •The installation and any associated apparatus is sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety, <u>the historic environment</u> and the character and appearance of the area where it would be sited; 	To ensure due regard is made to the impact of telecommunications development on the historic environment
MA/ID/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)

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MA/ID/02/B	224	INF 02	<p>Amend policy clause 4:</p> <p>4. Pedestrian and highway safety improvements necessary to <u>mitigate the impact of development on the wider highway network and to secure satisfactory access to the development;</u></p>	<p>Clarify obligations also must mitigate the impact of development on the wider highway network</p>
MA/ID/02/C	224	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, where necessary their maintenance;</u> <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> <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</u></p>	<p>To provide clarification that phasing of development should align with the provision of infrastructure.</p>

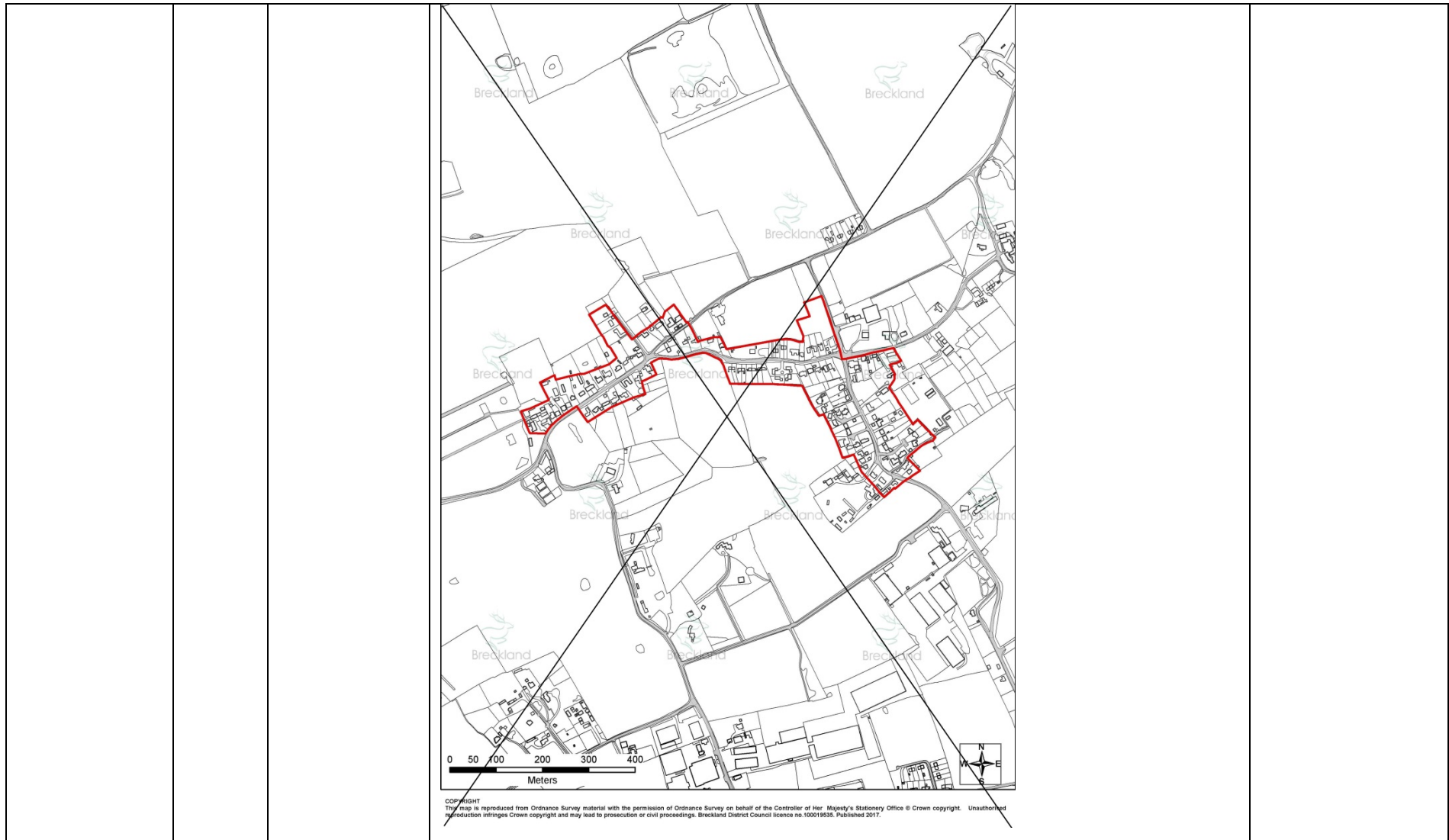
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			<p><u>in a timely manner. Planning obligations may be used to secure the phasing arrangement. Commuted payments will be sought to secure the necessary future maintenance of infrastructure.</u></p>	
MA/ID/IS/A	225	Implementation Strategy	<p>Remove para 8.19</p> <p>The IDP includes a summary table detailing the District wide infrastructure needs, including phasing, needed to support growth up until 2036. This is based on the following growth assumptions:</p> <ul style="list-style-type: none"> •District Wide – 2,431 allocated dwellings for Market Towns and LSCs excluding Thetford and Attleborough; •Attleborough – 2,650 allocated dwellings to be delivered in the plan period; and •Thetford – 3,250 allocated dwellings to be delivered in the plan period. 	<p>To avoid confusion - the Local Plan has been updated to align with current monitoring data, the IDP used slightly different assumptions based on the most up to date information at that time.</p>
MA/ID/IS/B	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, where appropriate:</u></p> <ol style="list-style-type: none"> 1. <u>Undertake an assessment of the relevant policy and implementation procedure to establish the issues affecting delivery; and/or,</u> 	<p>In order to strengthen the Implementation Strategy</p>

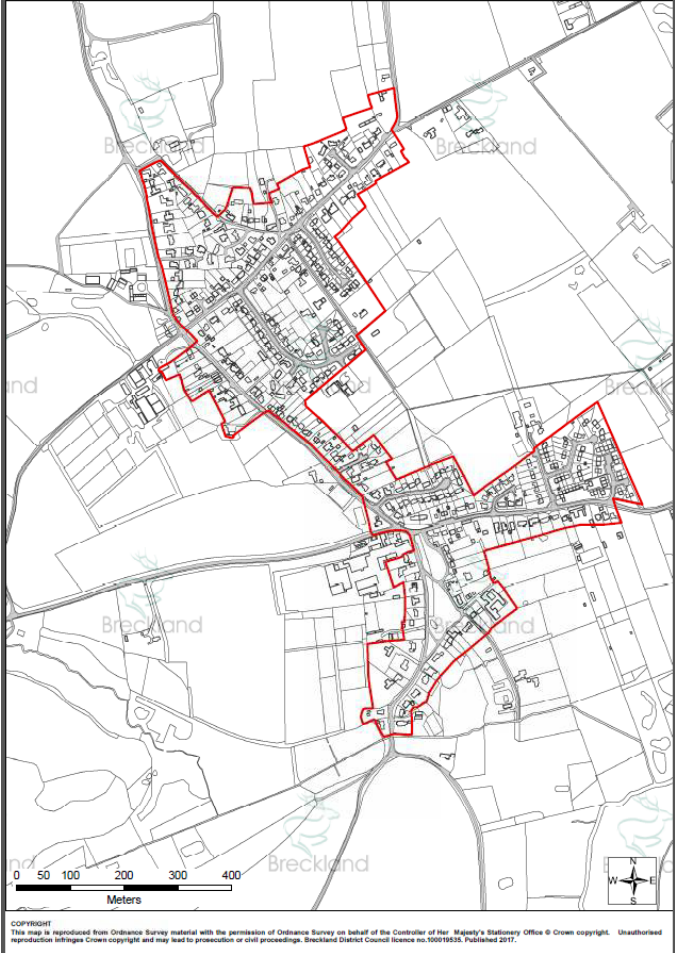
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			<ol style="list-style-type: none"> 2. <u>Review the delivery of site-specific allocations; and/or</u> 3. <u>Review the mechanisms for financial contributions to development, which may be impacting on development viability; and/or</u> 4. <u>Consider 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> 6. <u>Consider the preparation of Supplementary Planning Documents to provide clearer guidance as to how policies should be implemented.</u> 7. <u>Consider a single policy review, in exceptional circumstances.</u> <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/3/A	236	Appendix 3	Replace Map 5 as follows:	To reflect the policies maps

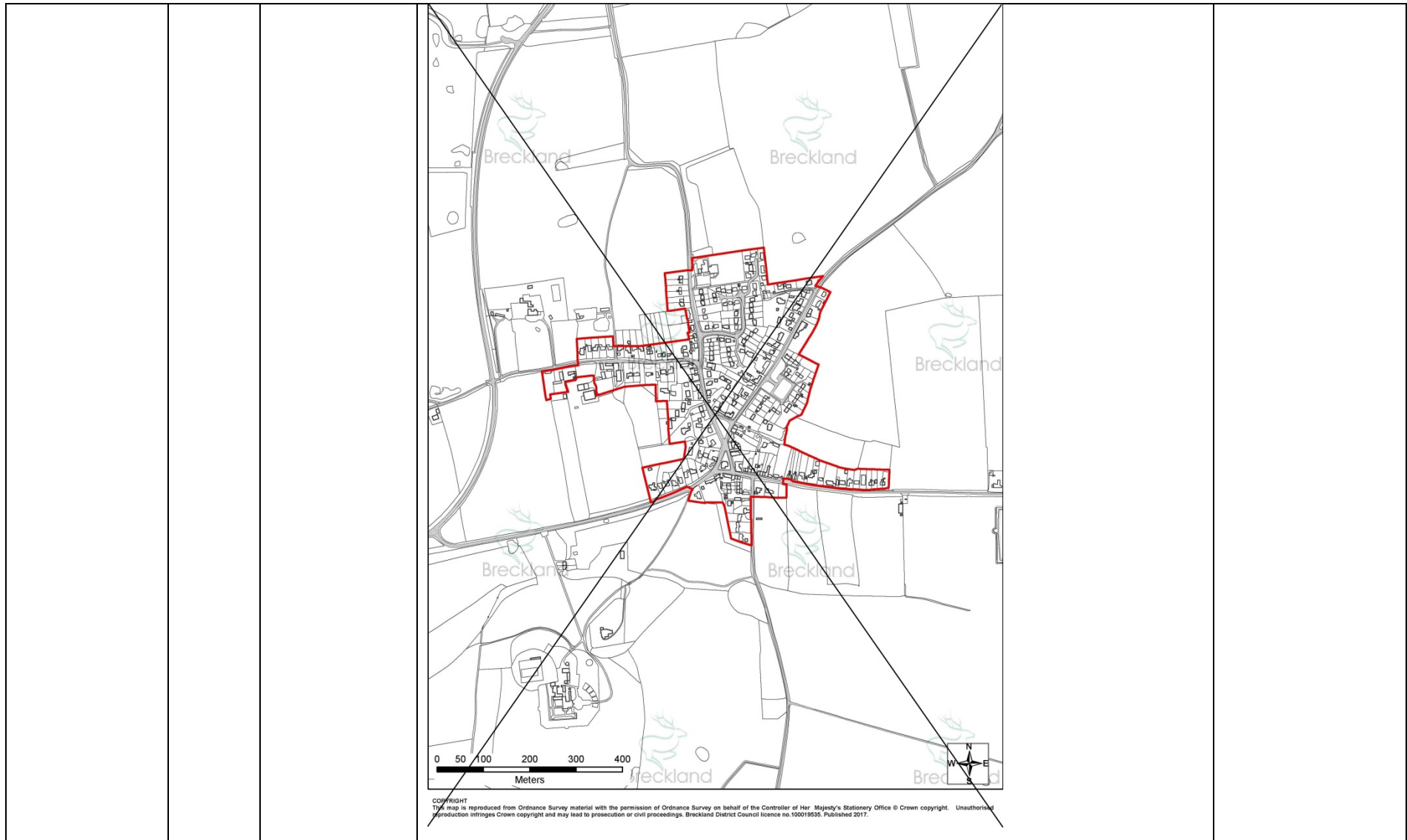
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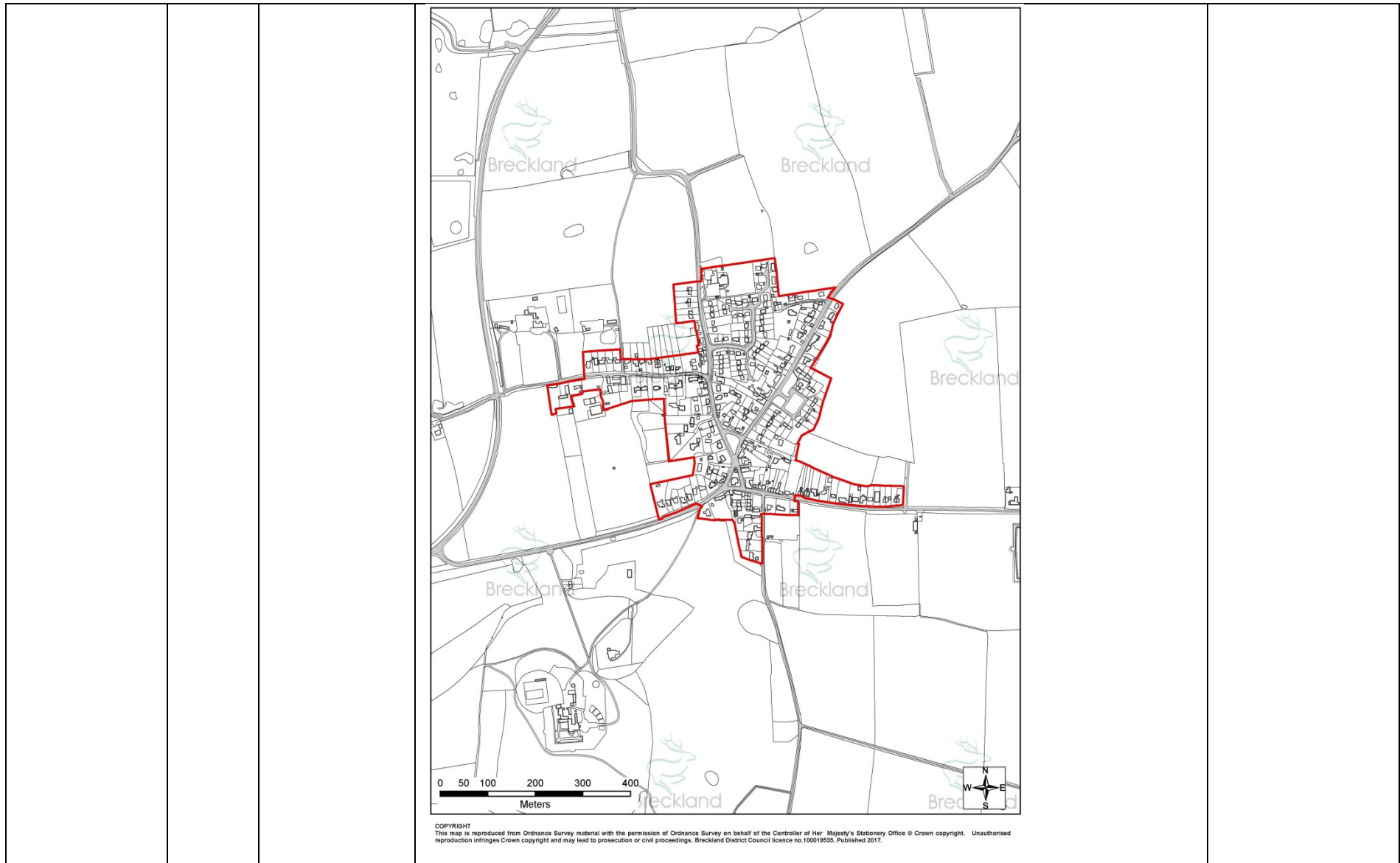
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MA/APP/3/B	238	Appendix 3	Replace map 7 as follows:	To reflect the policies maps

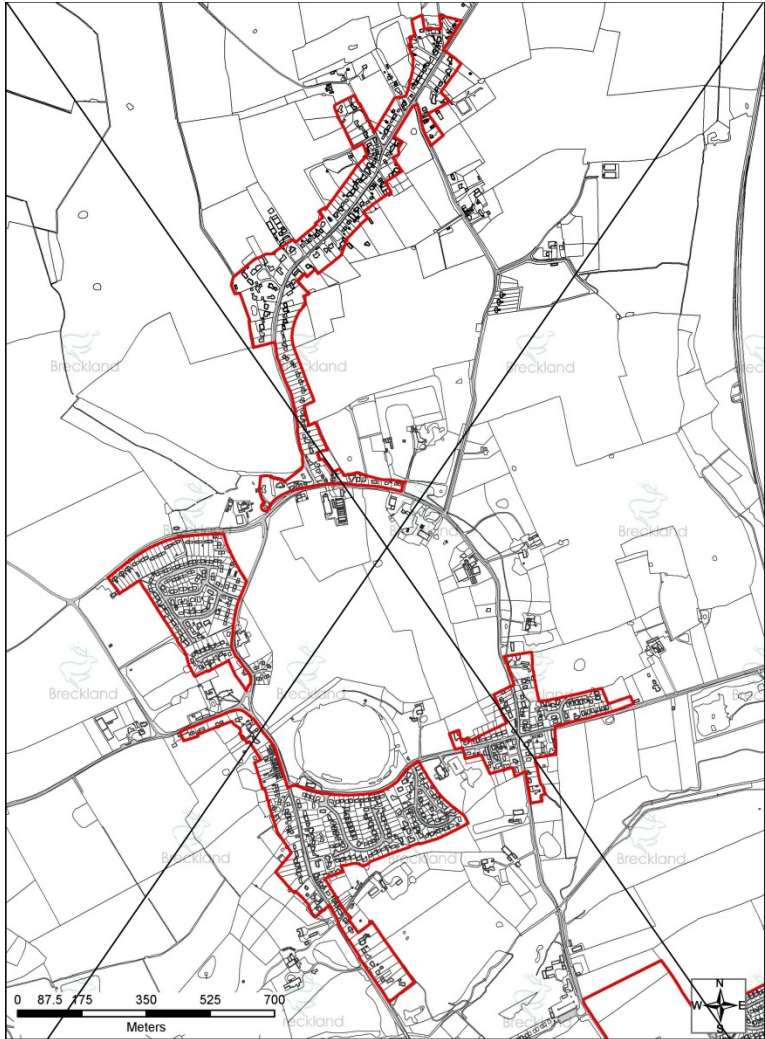
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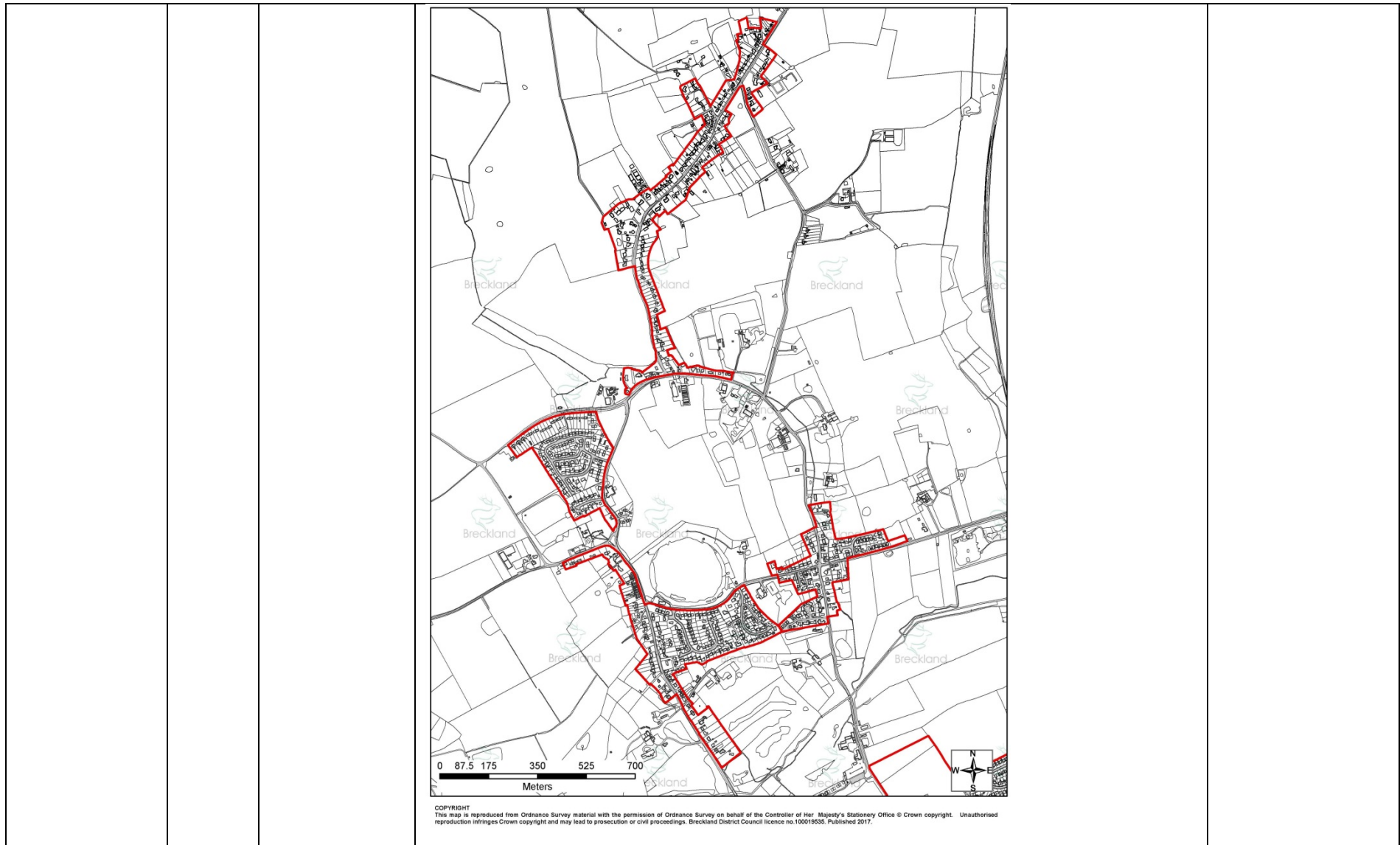
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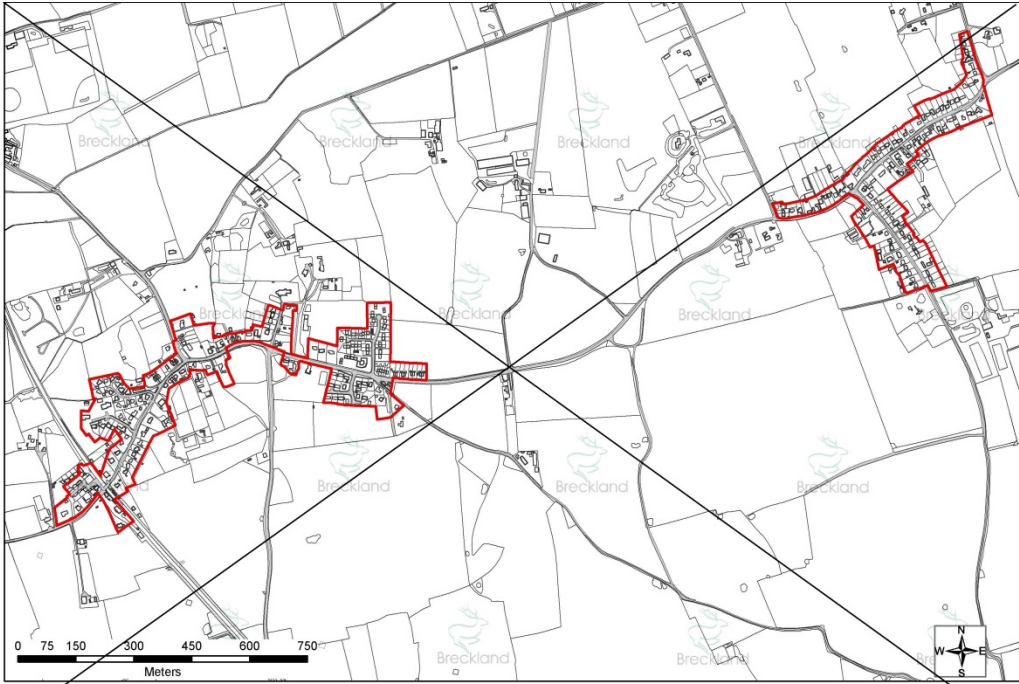
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MA/APP/3/C	244	Appendix 3	<p>Replace Map 13 as follows:</p>  <p>0 87.5 175 350 525 700 Meters</p> <p><small>COPYRIGHT This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no. 100019538. Published 2017.</small></p>	To reflect the policies maps
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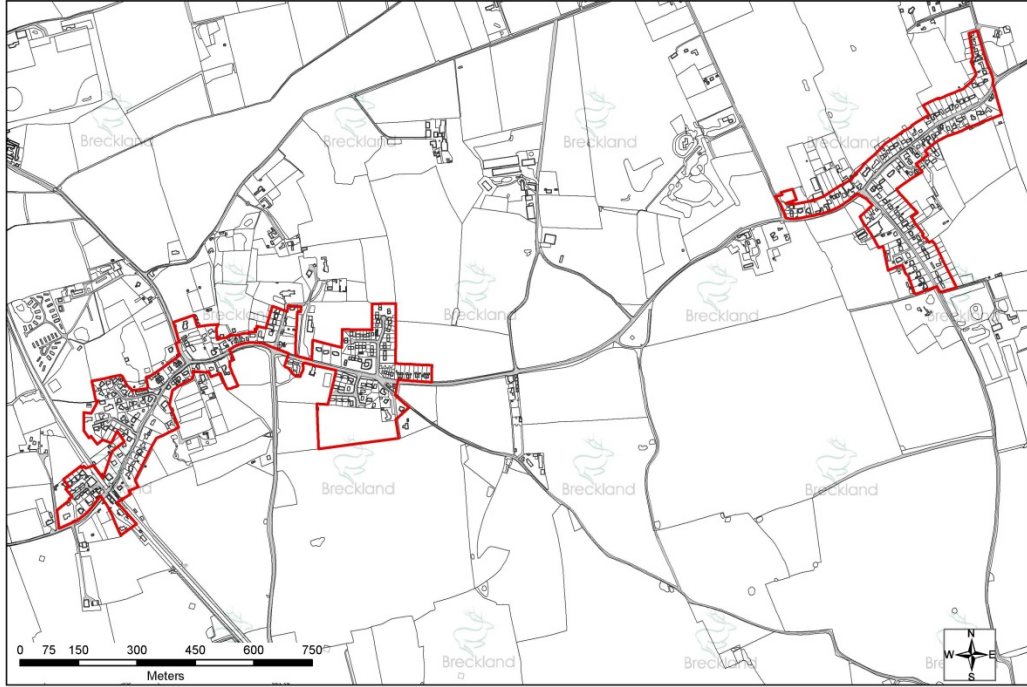
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MA/APP/3/D	248	Appendix 3	<p>Replace Map 17 as follows:</p>  <p><small>COPYRIGHT This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no 100019535. Published 2017.</small></p>	To reflect the policies maps
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MA/APP/4/A	250-251	Appendix 4	<p>Replace Appendix 4- List of Saved Policies with Appendix 4- List of Appendix 4 - List of Saved Policies Development Plan Policies Superseded, Not Superseded, Deleted.</p> <p>Saved Policies Table .1 List of Saved Policies</p> <table border="1" data-bbox="741 1315 1787 1383"> <thead> <tr> <th data-bbox="741 1315 1402 1353">Policy</th> <th data-bbox="1402 1315 1787 1353">Document</th> </tr> </thead> <tbody> <tr> <td data-bbox="741 1353 1402 1383">Policy TH 4 Transport – Achieving Modal Shift</td> <td data-bbox="1402 1353 1787 1383">Thetford Area Action Plan</td> </tr> </tbody> </table>	Policy	Document	Policy TH 4 Transport – Achieving Modal Shift	Thetford Area Action Plan	To ensure that a comprehensive list of superseded policies is included within the plan.
Policy	Document							
Policy TH 4 Transport – Achieving Modal Shift	Thetford Area Action Plan							

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				(TAAP), 2012	
			Policy TH 5 The Impact of Change on Pedestrians, Cyclists and Buses	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 6 Thetford Bus Interchange	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 7 Thetford Railway Station	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 9 Monitoring and management of Key Biodiversity Sites	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 11 Joe Blunt's Lane	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 12 The Thetford Loops	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 18 Archaeology	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 20 Thetford Urban Extension Strategic Design Principles	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 21 Locally Distinctive Features of the Landscape	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 22 Gallows Hill Scheduled Monument	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 23 Existing Buildings in the Thetford Urban Extension	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 25 Walking and Cycling	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 26 Buses	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 27 A New Railway Station in the Urban Extension	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 28 Changes to the A11 Trunk Road	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 29 Improvements to the Local Road Network	Thetford Area Action Plan (TAAP), 2012	
			Policy TH 30 New Employment Land	Thetford Area Action Plan (TAAP), 2012	

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			Enhancement of the Landscape			
			Policy CP 12 Energy	Supersede	Policy ENV10	
			Policy CP 13 Accessibility	Supersede	Policy TR01 and Policy TR02	
			Policy CP 14 Sustainable Rural Communities	Supersede	Policy HOU03, Policy HOU04 and Policy HOU05	
			Policy DC 1 Protection of Amenity	Supersede	Policy COM03	
			Policy DC 2 Principles of New Housing	Supersede	Policy HOU06	
			Policy DC 3 Replacement Dwellings and Extension in the Countryside	Supersede	Policy HOU11	
			Policy DC 4 Affordable Housing Principles	Supersede	Policy HOU07	
			Policy DC 5 Affordable Housing on Exception Sites	Supersede	Policy HOU14	
			Policy DC 6 General Employment Areas	Supersede	Policy EC03	
			Policy DC 7 Employment Development Outside of General Employment Areas	Supersede	Policy EC04	
			Policy DC 8 Tourism Related Development	Supersede	Policy EC07	
			Policy DC 9 Proposals for Town Centre Uses	Delete	n/a	Changes to permitted development rights have meant that the policy is no longer applicable
			Policy DC 10 Telecommunications	Supersede	Policy INF01	
			Policy DC 11 Open Space	Supersede	Policy ENV06	
			Policy DC 12 Trees and Landscape	Supersede	Policy ENV06	
			Policy DC 13 Flood Risk	Supersede	Policy ENV09	
			Policy DC 14 Energy Generation and Efficiency	Delete	n/a	Rely on national policy and Policy HOU 10

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			Policy DC 15 Renewable Energy	Supersede	Policy ENV10		
			Policy DC 16 Design	Supersede	Policy GEN02 and Policy COM01		
			Policy DC 17 Historic Environment	Supersede	Policy ENV07 and Policy ENV08		
			Policy DC 18 Community facilities recreation and leisure	Supersede	Policy COM04		
			Policy DC 19 Parking Provision	Supersede	Policy COM01		
			Policy DC 20 Conversion of Buildings in the Countryside	Supersede	Policy HOU12		
			Policy DC 21 Farm Diversification	Supersede	Policy EC 06		
			Site Specific Policies & Proposals				
			Policy D1	Not Supersede	n/a	Part of the site has planning permission, part of the site has Permission in Principle. To ensure that the site comes forward as a comprehensive scheme.	
			Policy D2	Not Supersede	n/a	Site is currently subject to a full planning application which has not been determined.	
			Policy D3	Delete	n/a	Site has planning permission	
			Policy D4	Delete	n/a	Site has planning permission for residential	
			Policy D5	Not Supersede	n/a	Site forms part of employment land supply	
			Policy D6	Not Supersede	n/a	Site forms main opportunity for retail expansion in Dereham	
			Policy D7	Delete	n/a	Site has planning	

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					permission	
			Policy SW1	Not Supersede	n/a	Site is currently subject to a full planning application which has not been determined.
			Policy SW2	Not Supersede	n/a	Site forms part of employment land supply
			Policy SW3	Not Supersede	n/a	Site forms part of employment land supply
			Policy W1	Delete	n/a	Site has planning permission
			Policy W2	Delete	n/a	Site has planning permission
			Policy W3	Delete	n/a	Site has planning permission
			Policy W4	Delete	n/a	Site has planning permission
			Policy NAR.1	Delete	n/a	Site has planning permission
			Policy SH1	Delete	n/a	Site has planning permission
			Policy SM1	Delete	n/a	Site has planning permission
			Policy SB.1	Supersede	Policy GEN05	
			Adopted Thetford Area Action Plan DPD			
			Policy TH 1 National Planning Policy Framework - Presumption in Favour of Sustainable Development	Supersede	Policy GEN1	
			Policy TH 2 Approach to the Town Centre	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 3 New Retail Development	Supersede	Policy EC05	
			Policy TH 4 Transport - Achieving Modal Shift	Not Supersede	n/a	For the satisfactory delivery of development within Thetford

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			Policy TH 5 The Impact of Change on Pedestrians, Cyclists and Buses	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 6 Thetford Bus Interchange	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 7 Thetford Railway Station	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 8 Healthy Lifestyles	Supersede	Policy COM02	
			Policy TH 9 Monitoring and Management of Key Biodiversity Sites	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 10 Allotments	Supersede	Policy ENV04 and Policy INF02	
			Policy TH 11 Joe Blunt's Lane	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 12 The Thetford Loops	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 13 Indoor Sports Facilities	Supersede	Policy ENV04 and Policy COM04	
			Policy TH 14 Energy and Carbon - TAAP Wide	Delete	n/a	Rely on national policy
			Policy TH 15 Energy/Multi Service(s) Company Development (ESCo/MuSCo)	Delete	n/a	Rely on national policy
			Policy TH 16 Water and Drainage	Supersede	Policy ENV09	
			Policy TH 17 Development in Flood Zones	Supersede	Policy ENV09	
			Policy TH 18 Archaeology	Not Supersede	n/a	For the satisfactory delivery of development within

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					Thetford	
			Policy TH 19 Sustainable Construction Standards for Non-Residential Development	Delete	n/a	Rely on national policy
			Policy TH 20 Thetford Urban Extension Strategic Design Principles	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 21 Locally Distinctive Features of the Landscape	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 22 Gallows Hill Scheduled Monument	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 23 Existing Buildings in the Thetford Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 24 Surface-Water Management	Supersede	Policy ENV09	
			Policy TH 25 Walking and Cycling	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 26 Buses	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 27 A New Railway Station in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 28 Changes to the A11 Trunk Road	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
			Policy TH 29 Improvements to the Local Road Network	Not Supersede	n/a	For the satisfactory delivery of development within Thetford

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			Policy TH 30 New Employment Land	Not Supersede	n/a	Site forms part of employment land supply.		
			Policy TH 31 New Local Centre(s) in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford		
			Policy TH 32 Connecting to a Decentralised Energy Supply	Not Supersede	n/a	For the satisfactory delivery of development within Thetford		
			Policy TH 33 Educating Provision in the Thetford Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford		
			Policy TH 34 New Health Facility in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford		
			Policy TH 35 Community Buildings	Not Supersede	n/a	For the satisfactory delivery of development within Thetford		
			Policy TH 36 New Bring Recycling Facilities	Delete	n/a	Rely on national policy		
			Policy TH 37 Regeneration proposals in Existing Residential Areas	Not Supersede	n/a	For the satisfactory delivery of development within Thetford		
			Policy TH 38 Existing Employment Areas	Supersede	Policy EC03			
			Policy TH 39 Thetford Settlement Boundary	Supersede	Policy GEN05			
MA/APP/5/A	N/A	Proposed new Appendix: Appendix 5	HOU 04 Methodology					
			<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.</u>					To give further clarity to policy HOU 04 and set out how many new

			<p><u>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 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 31/03/2018.</u></p> <table border="1" data-bbox="743 1326 1787 1398"> <thead> <tr> <th data-bbox="743 1326 1039 1362"><u>Settlement</u></th> <th data-bbox="1039 1326 1420 1398"><u>Number of Dwellings within the settlement boundary*</u></th> <th data-bbox="1420 1326 1787 1398"><u>5% growth – Number of dwellings to be built over</u></th> </tr> </thead> </table>	<u>Settlement</u>	<u>Number of Dwellings within the settlement boundary*</u>	<u>5% growth – Number of dwellings to be built over</u>	<p>dwellings would be expected to be built within each of the rural settlements with settlement boundaries over the plan period.</p>
<u>Settlement</u>	<u>Number of Dwellings within the settlement boundary*</u>	<u>5% growth – Number of dwellings to be built over</u>					

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			(including planning permissions to 31/03/2018).	the plan period to 2036	
			<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>Eccles Road (Quidenham)</u>	<u>120</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>668</u>	<u>33</u>
			<u>North Lopham</u>	<u>245</u>	<u>12</u>
			<u>Rocklands</u>	<u>159</u>	<u>8</u>
			<u>Saham Toney</u>	<u>667</u>	<u>33</u>
			<u>Shropham</u>	<u>117</u>	<u>6</u>
			<u>Thompson</u>	<u>117</u>	<u>6</u>
			<u>Weasenham</u>	<u>118</u>	<u>6</u>
			<u>Yaxham (including Clint Green)</u>	<u>363**</u>	<u>18</u>
			Total		234
			*Settlement boundary as defined in the pre-submission publication policies maps		
			** This figure does not include 3PL/2016/1499/O for 25 dwellings (allowed on appeal on 14/05/2018)		
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

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				Open Space study.
MA/G/A	252	Glossary	<p>Update the text regarding the Authorities Monitoring Report (AMR) as follows:</p> <p>A report produced each financial year to indicate the progress of production of planning policy documents, and monitor the effectiveness of policies contained within the adopted plan. The report will outline action that may need to be taken to meet targets or if policies need to be replaced <u>reviewed</u>. Changes will be implemented through a revised Local Development Scheme.</p>	To ensure that terminology is consistent
MA/G/B	256	Glossary	<p>Insert definition of Major Development:</p> <p><u>‘major development’</u> is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 and is defined as:</p> <p><u>“major development” means development involving any one or more of the following—</u></p> <p><u>(a)the winning and working of minerals or the use of land for mineral-working deposits;</u></p> <p><u>(b)waste development;</u></p> <p><u>(c)the provision of dwellinghouses where —</u></p> <p><u>(i)the number of dwellinghouses to be provided is 10 or more; or</u></p> <p><u>(ii)the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);</u></p> <p><u>(d)the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</u></p> <p><u>(e)development carried out on a site having an area of 1 hectare or more;</u></p>	To ensure that Major Development is defined within the Local Plan.
POLICIES MAPS				
MA/ MAP /ALL	N/A	All maps where appropriate	The Policies Maps will be updated in line with proposed modifications to the Local Plan	

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

SITE_NO	LOCATION	PRIMARY	SECONDARY	PARISH	SHAPE_AREA
TI6	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
TI7	Fakenham Road	Natural/Semi Natural Green Space		Tittleshall	22907.1
T99	Coney Close	Amenity Green Space		Thetford	579.2
LI13	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

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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	Natural/Semi-		Billingford	1241289.1

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	Woods	natural green 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

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D89	Rollingpin Lane	Natural Semi Natural Green Space		Dereham	1256.7
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	Wendling 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	Natural/Semi-		North Elmham	126335.1

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	Lane	natural Green Space			
NEL9	Orchard Close/Back Lane	Natural/Semi-natural Green Space		North Elmham	7378.6
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
LI11	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

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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	Amenity		Weeting	458.7

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	Close	Green Space			
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		Thetford	9542.3

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		Corridor			
T113	Charlock Road	Amenity Green Space		Thetford	2967.3
T114	Teasal Drive	Amenity Green Space		Thetford	477.4
BT2	Beetley Rover Meadows	Natural/Semi-natural green space	Children's Play	Beetley	54445.1