**Appendix B – Proposed Main Modifications and initial assessment of potential significant effects** 

### **Proposed Main Modifications**

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.
- 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:

- <u>Underlined text</u> = new text suggested
- Strikethrough text = text proposed for removal

Please note: the page/paragraph numbers correspond with the Breckland Local Plan Pre-Submission publication and not the amended version of the plan currently subject to consultation.

48

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM1	8	Figure 1.1	Amend Figure 1.1 to make the primary buffer red and to show the 1km orange cells buffer as follows:    State   State	Consistency with the Habitats Regulation Assessment (LP/S/4). Addition of 1km orange cells in accordance with Policy ENV 03.	No, the correction to the Figure would not give rise to a significant effect.
MM2	12	Brecklan	Add the following text at the end of the first paragraph:	To ensure that	Yes, the

49

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		d's Strategic Vision	New growth will be balanced, ensuring that the District adapts to, and mitigates against the impacts of climate change.	the Strategic Vision reflects the government's commitments to climate change.	proposed Main Modification adds a new element to the overarching vision of the Plan and
			Revise text in the fifth paragraph as follows:  Breckland will continue to cherish the natural, <u>built</u> and <u>built</u> assets <u>historic</u> <u>environment</u> which make the District unique	To ensure that reference is made to the historic environment.	should be considered further.
MM3	13	Strategic Objectiv es	Insert new strategic objective after objective 3 and change subsequent numbering of objectives:  4. To adapt and mitigate against the impacts of climate change.	To ensure that the objectives reflect the government's commitments to climate change.	proposed Main Modification adds a new
			Amend objective 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 un-non-	To ensure that reference is made to designated and non-designated heritage assets.	considered further.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			designated heritage assets for the future;		
MM4	16	Policy GEN 1	Revise the second bullet point as follows:  Protect and or where possible enhance the natural, built and historic environment	To reflect that it may not always be possible to enhance the natural, built and historic environment	Yes – the proposed main modification would have an impact upon how the policy is implemented and further
			Add an additional bullet point at the end of the list: <u>Consideration of the cumulative impact of development, in particular, the impact on the environment.</u>	To ensure cumulative impacts are addressed.	consideration through SA should be pursued.
			Revise the final paragraph of the policy as follows:  Where there are no Local Plan development plan policies relevant to the application, or the relevant policies of most importance are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, unless 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 if specific policies in the Framework indicate that development should be refused. that protect areas or assets of particular importance	To ensure the policies aligns with the NPPF.	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			provides a clear reason for refusing the development proposed.		
MM5	17	Policy GEN 2	After bullet points, revise policy as follows:  Innovative and contemporary design where it enhances sustainability will be encouraged and promoted across the District. Development of poor design, that does not respect or improve the character and quality of the area and the way the area functions, will be refused planning permission.	To acknowledge that it may not always be possible to improve the character and quality of the environment.	Yes – the proposed main modification would have an impact upon how the policy is implemented and further consideration through SA should be pursued.
MM6	19	Supporti ng text GEN 4: Paragrap h 2.16, 2.20, 2.21, 2.22 and 2.27	Amend the second sentence of paragraph 2.16 as follows:  'Key settlement of Attleborough with 2,6580 dwellings to be allocated within the plan period (to 2036).'  Amend first sentence of paragraph 2.20:  'The strategic site comprises 296 217 hectares of predominantly agricultural land'	To ensure consistency with the amended housing trajectory. Correction to reflect revised boundary of the site.	No - supporting text repeats information proposed to be contained in the policy. This in itself would not affect the implementation of the policy. The proposed
			Revise Attleborough section, paragraph 2.21 of the supporting text under	To set out the	main

Mod. Page Ref. number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		heading 'Site Context and Constraints':  2.21 The Historic Characterisation Study identifies limited designated and non-designated heritage assets within and surrounding the boundary of the SUE and contains an analysis of the immediate and wider context of the site.  Significant heritage assets include the Scheduled Ancient Monument (Bunns Bank) and the Grade II listed Besthorpe Hall. Of note, is the imposing linear earthwork of the Scheduled Monument of Bunn's Bank which runs close to the south eastern boundary of the site. Its significance relates to its survival as a well preserved earthwork and archaeological deposits which are of evidential and historic value. The Historic Characterisation Study highlights the likelihood that this continues inside the SUE boundary, therefore further archaeological investigation to the west of Bunn's Bank is required by the policy. Further designated heritage assets within or adjacent to the SUE include the Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area. The masterplan for the SUE should take consideration of these and other non-designated assets in the design and layout of the site.  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	wider context of the historic environment in the supporting text to justify proposed policy clauses relating to designated and non-designated heritage assets and the requirement for archaeological surveys.	modification to the supporting text repeats requirements proposed to be included in the relevant policy. This in itself would not affect the implementation of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
			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.	
MM7	25	Policy GEN 4	Amend first sentence of policy wording:  "Land to the south west of Attleborough amounting to approximately 296 217ha, as shown on the Policies Map"	Correction to reflect revised boundary of site	Yes – amendments to the site area could have a
			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.	potential significant effect. Amendments to housing requirements
			Policy GEN 4, Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)', delete wording in the 5 <sup>th</sup> paragraph and replace with the following text:	To ensure the development requirements adequately	could have a potential significant effect.
			Any proposal will have to consider the findings of the Historic Characterisation	address the	Yes, the

Mod. Ref.	Page number	Policy / Site /	Text with proposed Modification	Reason for change	Potential significant
IXCI.	(Sub-	Para. /		Change	effect
	mission)	Fig.			requiring
					further
					consideration
			Study and carry out further assessment work into the historic landscape to the	significance of	proposed main
			south of Attleborough to the satisfaction of the Council and Historic England.	the historic	modification
				environment	adds additional
			The development proposal for the Attleborough SUE will conserve, and where	and that this	requirements
			possible, enhance the historic environment. The Historic Characterisation	forms an	and
			Study should inform an appropriate design response and any masterplanning	integral	considerations
			exercise, including any mitigation measures. Development proposals must:	consideration	in respect of
				in the planning	the historic
			• Conserve, and where possible, enhance designated heritage assets and non	of Attleborough	environment
			designated heritage assets and their settings. Designated heritage assets	SUE.	and this could
			include Bunn's Bank Scheduled Monument, Grade II listed Old Hall and		have a
			Burgh Farm, Attleborough Conservation Area and Old Buckenham		significant
			Conservation Area		effect that
			Respect the rural nature of the site and the location of the site as a		should be
			gateway from the south;		considered
			Explore opportunities to create a pattern of development and open space		further.
			which naturally aids the understanding and interpretation of the		
			significance of heritage assets, in particular Bunn's Bank Scheduled		Yes – the
			Monument;		proposed main
			<ul> <li>Retain and respond to important landscape features throughout the site;</li> </ul>		modification
			Be informed by archaeological surveys, where required, in line with policies		adds the
			ENV 07 and ENV 08, particularly the area to the west of Bunn's Bank		consideration
			Scheduled Monument.		of healthcare
					provision and
					this could have
					a significant

change	significant effect
	requiring
	further
	consideration
	effect.
	Yes – the
	proposed main
	modification
	adds the
	consideration
	of heritage
	assets, and
	this could have
	a significant
	effect.
	Yes - the
	proposed main
	modification
	adds the
	consideration
	of healthcare
	provision and
	this could have
	a significant
	effect that
	should be
	considered
	further.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Policy GEN 4, Under 'Development Requirements of Attleborough Strategic	To remove	
			Urban Extension (SUE)', delete wording in the 9 <sup>th</sup> paragraph and replace with the following text:	reference to the trigger point of 1,800	
			A <u>Utilities Statement pre-application enquiry with Anglian Water Services</u> is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment <u>and</u>	homes to avoid confusion over the	
			that there is available capacity in the foul sewerage network. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought. Ongoing discussion between the Council, the	requirement to determine an appropriate,	
			developer and Anglian Water Services to determine an appropriate, deliverable solution for Wastewater Treatment Work (WwTW) improvements	deliverable solution for Wastewater	
			is required 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.	Treatment Works for the	
				entire allocation of 4,000 homes.	
			Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)' insert new wording after final paragraph	In recognition that new	
			New or improved/expanded local healthcare facilities may be required to serve the increased population, subject to consultation with NHS England.	residents will require healthcare	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
				provision	
			Masterplan, add an additional point following criteria 15:  16. The Masterplan will be informed by the presence of designated and non-designated heritage assets and their settings, this will include an investigation of the archaeological significance of the site, particularly the area west of Bunn's Bank Proposals for the siting of major infrastructure, such as the link road required to serve the development, or infrastructure upgrades to the existing town centre will be informed by an appraisal of the impact upon the historic environment;	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.	
			Masterplan, add an additional point following proposed criteria 16:  17. Consideration of the potential to provide a new healthcare facility on site, unless it is determined financial contributions to existing facilities would be more appropriate to serve the healthcare needs of new residents.	In recognition that new residents will require healthcare provision	
MM8	27	New figure after policy	Add Map of Attleborough SUE boundary following Policy GEN 04:	To provide clarity to the location and boundary of	No – addition of map to Local Plan does not significantly

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		GEN 04	Transport Contract Co	the site to which Policy GEN 04 applies.	amend the location, boundary or nature of the SUE.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM9	28	Thetford: Paragrap h 2.46 – 2.51 and 2.52	employment growth apportioned to Thetford, primarily delivered through the	To ensure terminology is consistent in regards to policies and documents that are superseded.	No – the proposed main modification would amend a word for consistency throughout the Plan. The modification would have the same meaning.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			policies have been designed to help frame the development of Thetford and the regeneration of existing areas and have been subject to a considerable level of public consultation and relatively recent examination, (2012). Relevant policies from the TAAP will continue to be used alongside the new policies in the Local Plan to help guide growth and development in Thetford. These policies are not superseded by the Local Plan and are listed in paragraph 2.50.  2.49 The overarching vision for Thetford as put forward in the adopted TAAP is still considered to reflect the aspirations for growth in the town: still remains:		
			[Overarching Vision for Thetford unmodified]  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 not be superseded to ensure that the planning framework for this area is clear and consistent.  2.51 The following policies will be replaced superseded by District wide policies within this Local Plan. and will not be rolled forward into the Thetford Area Strategy section of the new Local Plan.		
			Table 2.1 Replaced Superseded Thetford AAP Policies  Policy to be lost/superseded  Relevant replacement		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification		Reason change	Potential significant effect requiring further consideration
				<del>policy</del>		
				Superseding policy		
			Policy TH 1 NPPF - Presumption in Favour of Sustainable Development	Policy <del>STRAT 1</del> <u>GEN 01</u>		
			Policy TH 3 New Retail Development	Policy EC 05		
			Policy TH 8 Healthy Lifestyles	Policy COM 02		
			Policy TH 10 Allotments	ENV 04, INF 02		
			Policy TH 13 Indoor Sports Facilities	ENV 04, COM 04		
			Policy TH 14 Energy and Carbon - TAAP Wide	National policy		
			Policy TH 15 Energy/Multi Service(s) Company Development (ESCo/MuSCo)	National policy		
			Policy TH 16 Water and Drainage	ENV 09		
			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		
MM10	30	Supporti ng Text:	Amend the final sentence of paragraph 2.52 t	o state:	To ensu	No – the proposed main

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Paragrap h 2.52	"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."	the policy is in line with paragraph 17 of the NPPF.	modification would not affect the meaning of the paragraph, now would it impact upon how the associated policy would be implemented.
MM11	30	Policy GEN 05	Amend the first sentence to read:  "subject to compliance with National and other Local Plan relevant  Development Plan policies.	To ensure that the document refers to the Development Plan and not just the Local Plan.	Yes – whilst bringing the wording in line with the NPPF, the proposed main modification
			"Outside the defined settlement boundaries, development is restricted to preserve recognise the intrinsic character and beauty of the countryside. Development outside the defined settlement boundaries will only be acceptable where it is compliant with one or more of the following policies set out with the Local Plan Including all relevant policies set out in the development plan Local Plan, including but not necessarily restricted to:	To ensure that the wording of the policy is in line with Paragraph 17 of the NPPF; to ensure that proposals have	does change the approach to managing the countryside and could have a significant effect.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
				regard to all policies in the development plan.	
			Amend titles of bullet points as follows:  Policy HOU 03 – Development Outside of the Boundaries of Local Service Centres  Policy HOU 04 – Rural Settlements with Boundaries Villages with Boundaries  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  Policy HOU 13 – Agricultural Rural Workers Exceptions  Policy HOU 14 – Affordable Housing Exceptions  Policy ENV 03 – The Brecks Protected Habitats and Species  Policy EC 04– Employment Development Outside General Employment Areas  Policy EC 06 – Farm Diversification  Policy EC 07 – Tourism Related Development	To reflect changes made to the titles of the policies in the document	
MM12	31	Policy HOU 01	Policy HOU 01- Development Requirements (Minimum)  To enable the District to meet future housing needs the Local Plan will provide for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum.  The annualised level of new housing provision will increase during the plan period, from 584 per year from 2017/18 - 2021/22 to 622 per year from		Yes – the proposed main modification affects the proposed phasing of housing delivery.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			2021/22, as reflected in the housing trajectory.		
MM13	32	Supporti ng text HOU 02: Paragrap h 3.8	Amend sentence 2 of paragraph 3.8 as follows: 'At 3,100-3,070 units beyond the planning period'	To ensure consistency with the amended housing trajectory.	No - supporting text repeats information proposed to be contained in the policy. This in itself would not affect the implementation of the policy.
MM14	33	Policy HOU 02	Amend the first sentence of the policy to read:  Housing growth will be distributed in line with the following individual settlement minimum targets:  Amend Table HOU 02 (please see Appendix 1, page 196 for proposed modifications to Table HOU 02)	To ensure that the targets are a minimum in line with Policy HOU 01 To ensure that the target reflects the methodology for the calculation of HOU 04 as set out in the proposed new	Yes – including the most upto-date figures on completions and commitments would be for information only and would not affect the implementation of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with p	ropos	ed Modificatio	on				Reason for change	Potential significant effect requiring further consideration
			Tier of Hierarchy	Percentage of Growth	Settlement	Completions /Commitments(2011- March2017) and saved	Housing Target for additional dwellings to 2036 △	Housing Allocations included within the Local Plan	Total (Completions and Commitments 2011-March 2017 + Housing Target)	Appendix 5.  To ensure that Policy HOU 02 is updated to reflect the most up to date completions and commitments.	
			<del>Key</del> <del>Settlemen</del> <del>ts</del>	<del>50%</del>	Attleborough Thetford	<del>1,808</del> <del>3,668</del>	<del>2,650</del> <del>0</del>	<del>2,650</del> <del>0</del>	<del>4,458</del> <del>3,668</del>	Housing Topic Paper EX.79 for full explanation	
			Market		<del>Dereham</del>	<del>797</del>	<del>750</del>	<del>750</del>	1,547	of changes.	
			<del>Towns</del>	<del>28%</del>	Swaffham	1,007	<del>605</del>	<del>600</del>	<del>1,612</del>	or orialigue.	
					Watton	<del>1,130</del>	<del>175</del>	<del>205</del>	<del>1,335</del>		
					Ashill	<del>71</del>	<del>20</del>	<del>20</del>	<del>91</del>		
					<del>Banham</del>	<del>69</del>	<del>42</del>	<del>42</del>	111		
			<del>Local</del>		Bawdeswell	6	<del>36</del>	<del>36</del>	<del>42</del>		
			<del>Service</del> <del>Centres</del>	<del>15%</del>	<del>Garboldisha</del> <del>m</del>	9	<del>35</del>	<del>35</del>	44		
					<del>Great</del> <del>Ellingham</del>	<del>184</del>	θ	θ	184		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with p	• •					Reason for change	Potential significant effect requiring further consideration	
					Harling	<del>157</del>	<del>85</del>	<del>85</del>	<del>242</del>		
					Hockering	<del>63</del>	<del>25</del>	<del>25</del>	88		
					Kenninghall	<del>33</del>	<del>35</del>	<del>15*</del>	<del>68</del>		
					<del>Litcham</del>	5	<del>22</del>	0*	<del>27</del>		
					Mattishall	99	42	0*	<del>141</del>		
					Narborough	<del>107</del>	40	40	147		
					Necton	<del>229</del>	<del>79</del>	<del>55*</del>	<del>301</del>		
					North Elmham	<del>50</del>	41	<del>27*</del>	91		
					<del>Old</del> <del>Buckenham</del>	<del>32</del>	<del>37</del>	<del>20*</del>	69		
					<del>Shipdham</del>	<del>205</del>	80	80	<del>285</del>		
					Sporle	<del>32</del>	<del>35</del>	<del>35</del>	<del>67</del>		
					Swanton Morley	<del>95</del>	<del>85</del>	<del>85</del>	180		
					Weeting	100	θ	0	100		
			Villages with Boundarie s	7%	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham,	<del>902</del>	<del>150</del>	θ	<del>1,052</del>		

Ref. n	age number Sub- nission)	Policy / Site / Para. / Fig.	Text with propo	sed Modification	on			Reason for change	Potential significant effect requiring further consideration
			*Housing Allocatio applies to these vi †Policy HOU 04 ap ^Neighbourhood f	n unable to med Hages Polies to these vi	10,858 et Local Pla	 <del>an Housing T</del>	15,950 arget. Policy HOU 0:	3	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM15	36	HOU 03	Amend the final sentence of paragraph 1 to state:  "will be allowed subject to being supported by other relevant 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.	Yes – the proposed main modification would affect the implementation of the policy and should be considered in more detail.
			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 <u>identified</u> housing target.	To ensure the policy conforms with other policies within the Local Plan	
			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 supported.	To ensure that the Local Plan supports opportunities for self build dwellings.	
MM16	37	Supporti ng text HOU 04: Paragrap		To provide reference to Appendix 5	No – the proposed main modification is to signpost

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		h 3.18	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.		further information on the calculation of a 5% increase but does not alter how the policy would be implemented.
MM17	37	Policy HOU 04	Amend the final sentence of the policy as follows:  Policy HOU 04 - Villages Rural Settlements Wwith Boundaries  The following rural villagessettlements have settlement boundaries (as defined on the policies maps):  Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Clint Green and Yaxham.  Appropriate development will be allowed immediately adjacent to the settlement boundary, subject to being supported by other policies within the development plan-Local Plan* and where all of the following criteria are satisfied:  1. The development is It is minor development of an appropriate scale	To ensure that the Local Plan supports opportunities for self build dwellings.	Yes – the proposed main modification affects the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			and design to the settlement—of up to 5 dwellings;  2. It would not lead to the number of dwellings in the settlement increasing by significantly more than 5% from the date of adoption of the Plan. The settlement refers to the number of dwellings inside the defined settlement boundary;  3. Development provides a significant community benefit;  4.3. The design contributes to preserving, and where possible enhancing, the historic nature and connectivity of communities; and  5. 4. The development avoids coalescence of settlements.  Opportunities for self-build dwellings which meet the criteria set out above will be considered in accordance with national guidance—supported.  *with the exception of Policy GEN 05 Settlement Boundaries		
MM18	38	Policy HOU 05	Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries  Development in smaller villages and hamlets outside of defined settlement boundaries will be limited, apart from where it would comply with from in exceptional circumstances where planning permission may be granted subject to being supported by other policies within the development plan Local Plan* and if all of the following criteria are satisfied:  1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway;		Yes – the proposed main modification affects the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>2. It is minor development of an appropriate scale and design to the settlement of up to 3 units;</li> <li>3. It can be demonstrated that there is appropriate support by the parish council;</li> <li>34. The design contributes to enhancing the historic nature and connectivity of communities; and</li> <li>45. The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.</li> <li>Opportunities for self-build dwellings which meet the criteria set out above will be considered in accordance with national guidance supported.</li> <li>Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. These, and isolated locations in the countryside, are unlikely to be considered acceptable.</li> <li>*with the exception of Policy GEN 05 Settlement Boundaries</li> </ul>		
MM19	42	Policy HOU06	Add the following text to the third paragraph after the second sentence:  Regard should also be had to the needs of those who identify as Gypsy and Travellers as set out within the Gypsy and Traveller Accommodation Needs Assessment, including non-travelling gypsy and travellers.	To ensure the housing mix reflects the needs of those within the District.	Yes – proposed main modification adds the requirement for

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					consideration of Gypsy and Traveller accommodatio n needs.
MM20	44	Supporti ng text HOU 07: Paragrap h 3.58	Remove paragraph 3.58 of the supporting text:  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.	Wording Is strengthened by inclusion in the policy, therefore it is proposed to remove wording from the supporting text.	No – removal of the text from the supporting text would not in itself have a significant effect.
MM21	44	Policy HOU 07	Add new criterion before i. and renumber criteria accordingly (numerical not roman numerals)  1. The national definition of affordable housing as set out in the National Planning Policy Framework, is applied for the purpose of this policy.	Ensures the policy remains up to date and consistent with national government policy	Yes – whilst some aspects of the proposed main modification are for clarity only is amends
			Amend wording of criterion i:  Residential development proposals capable of delivering 11 10 or more units, or the site has an area of 0.5 hectares or more (or exceeding a Gross Internal	For consistency with the NPPF	policy that may lead to a change in its interpretation

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Area of 1000sq m) will be expected to deliver a proportion of the development as affordable housing on site		that should be considered for
			Add wording to policy criterion iii  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, currently a tenure split of 70:30 rented to shared ownership/intermediate products (CNSHMA 2017).	Provide clarity by specifying current tenure split	its implications for the SA and other elements lead to additional
			Delete wording in clause iv. and replace with the following wording:	Consistency with the NPPF	requirements.
			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.  iv. 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;		
			Under the heading 'commuted sums' add following wording:  Affordable housing should 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 the figure set out in any successor evidence endorsed by the Council.	Clarification that the figure is based on the Viability Assessment, but that this may be subject to change dependant on	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text w	vith proposed Modification		Reason for change	Potential significant effect requiring further consideration
			Amend	Policy HOU 07 – Affordable Housing	g, under commuted sums:	Council endorsed evidence base documents which are more up to date. To avoid misinterpretatio	
			site wil satisfac evidence develor	eptional circumstances, ooff-site cor I only be considered where evidence etion that the site is not otherwise vice. Where the provision of on site up oment, Tthe applicant will be require ment in accordance with clause vi of	e is provided to the Council's iable. this is robustly justified by nits threatens the viability of the ed to submit an open book viability	n and to clarify the policy requirement	
MM22	46	Supporti ng text HOU08: Paragrap h 3.63 to 3.65	paragra 3.63 Th	existing Paragraph 3.63 Table 3.1 a aph 3.63 to 3.65 as follows:  ne study identified the following requor Gypsy and Traveller and Travellir	uirements:	To ensure that the supporting text reflects the latest position in relation to the GTANA.	No – the proposed main modification provides clarity regarding the background to the associated policy but
			<del>Year</del>	Need for Gypsy and Traveller Pitches	Need for Travelling Showpeople Plots		would in itself not affect the implementation

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text w	ith proposed Modification		Reason for change	Potential significant effect requiring further consideration
			<del>2016-</del> <del>21</del>	7	θ		of the policy.
			<del>2021-</del> <del>26</del>	1	θ		
			<del>2026-</del> <del>34</del>	1	1		
			<del>2031-</del> <del>36</del>	1	1		
			Total	<del>10</del>	2		
			househopitch, 3 pitch of  Subsequested Lane, A supply,	en carried out. The Council has ider ttleborough (3PL/2010/0381/F) wh	This is made up of 1 unauthorised er teenage children in need of a 4 from new household formation.  IA a review of planning permissions attified a site at Docking Wood, Leys		
			permitte assesse	psy and Traveller Topic Paper provi ed sites where there is need arising es whether they can be expanded. Ing two sites would be suitable for e	for additional pitches, and The topic paper considers that the		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text w	ith proposed Modification		Reason for change	Potential significant effect requiring further consideration
				iven Caravan Site, Beetley r Meadow, Mill Road, Mattishall			
			required now as	ment for Gypsy and Travellers sites follows:.	as identified through the GTANA is		
			in Brecl	or Gypsy and Traveller and Travelling kland  Need for Gypsy and Traveller	Need for Travelling		
			<u>Year</u>	<u>Pitches</u>	Showpeople Plots		
			<u>2016-</u> <u>21</u>	1	<u>0</u>		
			<u>2021-</u> <u>26</u>	1	<u>0</u>		
			<u>2026-</u> <u>34</u>	1	1		
			<u>2031-</u> <u>36</u>	1	1		
			<u>Total</u>	4	2		
				dy GTANA identified that transit site amendments to the supporting tex			

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM23	47	Policy HOU08	Policy HOU08 – Provision for <u>Gyps</u> ies, Travellers and Travelling Showpeople  The Local Plan supports the provision of the following:	To ensure the policy reflects the required level of need	Yes – the proposed main modification changes the
			• 10-4 additional pitches for Gypsy and Traveller households, of which 7-1 should be provided in the first five years of the plan;	To clearly identify how the level of need for	requirements of the policy.
			• 2 additional plots for Travelling Showpeople, to be delivered in years 11-15 and years 16-20 of the Local Plan.	pitches will be met To ensure the	
			These additional pitches / plots (and any additional requirements associated with newly confirmed need from unknown households) will be secured via:	retention of gypsy and traveller	
			Support for the expansion of existing sites; and/or	accommodation to meet	
			The provision of new sites where the criteria below are met.	identified needs	
			The Local Plan supports the expansion of the following Gypsy and Traveller sites each for 1 additional pitch, subject to a planning application:		
			<ul> <li>Fayrehaven Caravan Site, Beetley (See Policies Map)</li> <li>Summer Meadow Mill Road, Mattishall (See Policies Map)</li> </ul>		
			The provision of pitches and plots on new sites will be supported, having regard to in accordance with the Gypsy and Traveller Accommodation Needs		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Assessment, where:		
			1. The site is otherwise suitable for residential development and the associated necessary infrastructure requirements will be made available as part of the development proposal;		
			2. The site will have safe access to the highway and will not result in any unacceptable impact on the capacity and environment of the highway network;		
			3. The site is in a sustainable location in reasonable proximity to relevant services and facilities including but not limited too transport, education, healthcare and other community infrastructure provision;		
			4. The ability to achieve neighbourliness can be demonstrated in relation to the living conditions of current or future residents of the site and interaction with immediate neighbours and the wider settled community neighbourhood; and		
			5. The site is sensitive to local character and does not have an adverse visual impact on the character and appearance of the surrounding landscape.		
			Preference will be given to brownfield locations and those that can readily be serviced. Transit sites should be in close proximity to the main established travelling routes in the area. Sites that have unrestricted planning permission for		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Gypsy and Traveller or Travelling Showpeople use are safeguarded for this use. Planning permission for alternative development or changes of use will not be permitted, unless it can be robustly evidenced that there is no longer a need for Gypsy and Traveller provision.  Non-Travelling Gypsy and Travellers		
			The provision of pitches and plots for non-travelling gypsy, travellers and showpeople will be supported, having regard to the need identified in the Gypsy and Traveller Accommodation Needs Assessment. Proposals will be considered in accordance with the criteria of this policy.		
MM24	48	Supporti ng text HOU 09: Paragrap h 3.74 and 3.75	Insert new paragraph after paragraph 3.74:  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:	Clarify the need for C2 bed spaces based on evidence	No – the proposed main modification provides background to the policy.
			<ul> <li>Provision of new care homes, where applications are assessed through         Policy HOU09;     </li> <li>Encouraging the incorporation of specialist housing within affordable housing exception sites; and</li> <li>Allocation of a new 60 bed care home as part of Watton Housing Allocation</li> </ul>		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM25	49	Policy HOU 09	2 3.75 3.76 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.  Insert additional wording following criterion d:  C2 Residential Institutions  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 no longer viable.	To ensure the policy addresses the need for C2 bed spaces.	Yes – the proposed main modification adds a requirement to support and protect C2 uses.
MM26	52	Policy HOU10	Policy HOU 10 - Technical Design Standards for New Homes  To ensure that new homes provide quality living environments for residents both now and in the future and to help delivery sustainable communities, the following standards will apply, subject to viability:		Yes – the proposed main modification changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Water efficiency		
			All new housing must meet Building Regulation requirement of 110 l/h/d.		
			Non-domestic buildings should as a minimum reach 'Good' BREEAM status.		
			Internal Space in a Home		
			All new homes across all tenures will meet the Government's Nationally Described Space Standard (NDSS).		
			Accessibility of Homes:		
			Market Housing		
			A minimum of 20 % of all new major housing developments are to meet building regulation M4(2) – 'Accessible and adaptable dwellings'		
			Affordable Homes		
			1. A minimum of 20 % of all new housing developments, excluding low-rise		
			non-lift serviced flats , should meet building regulation M4(2) - 'Accessible		
			and adaptable dwellings'.		
			2. A minimum of 5 % of all new affordable housing developments should		
			meet building regulation M4(3)(2) (b) – 'Wheelchair user dwellings' standards.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (2) (a) will apply, to allow the adaptation of the dwelling to meet the need of occupants who use wheelchairs.  Sufficient space should be provided in the curtilage of the site to provide parking standards to meet Building Regulations and BS8300.		
MM27	53	Policy HOU11	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.	Addressed in Policy ENV07	Yes – whilst this requirement is covered in other policies within the Plan, its removal from this policy should be further assessed.
MM28	53	Title of section	Prior to paragraph 3.101 Revise the title of the section to:  - Barn Conversions Conversion of Buildings in the Countryside	To be consistent with national policy	No – a title change in itself would not affect the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					implementation of policy.
MM29	54	Title of section	Prior to paragraph 3.103 Revise the title of the section to:  Agricultural Workers Exceptions Rural Workers Dwellings	To be consistent with national policy	No – a title change in itself would not affect the implementation of policy.
MM30	55	Policy HOU13	Change the title of the policy to : Policy HOU13 Agricultural Workers Exceptions - Rural Workers Dwellings	To be consistent with national policy	Yes – the removal of this requirement
			•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	should be subject to further assessment to understand any potential significant effects.
MM31	56	Policy HOU 14	Criterion a Add an * after 100%  At the end of the policy insert the following text  *The scheme should provide 100% affordable housing except where an element of market housing is essential to bring forward affordable housing.  Merge criterion e. and g. into one criterion:	To avoid	Yes – the proposed Main Modification includes a caveat that should be assessed

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			e. The scheme demonstrates good design, 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  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:  Where there is an identified need for specialist housing, schemes will be encouraged to provide an element of specialist housing with the proposal.	To provide clarification to the policy requirement	further. The proposed main modification removes a requirement and replaces it with an element that would be supported. This represents a material difference in how the policy would be implemented.
MM32	58	Supporti ng text Dereham : Paragrap h 3.114	period to 2036. Of these 1,554 1,784 dwellings, 804 760 dwellings have either	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					not affect the implementation of the policies.
MM33	60	Map 3.1 and Policies Map	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.  This change additionally alters the settlement boundary to align with the boundary of site LP[025]007 and the area north east of the site for consistency.	In recognition of site constraints leading to amended boundary and for consistency in the approach to settlement boundaries.	Yes – this revised boundary relates to an undecided planning application.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Close up illustration of boundary modification (note - this diagram is for		housing Allocation 1 and policy GEN05.
			illustrative purposes and not used in the Local Plan document)		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			LP(025)025  LP(025)040  LP(025)040  LP(025)040		Consideration
We Listen	Create Deliv	er	Motors  Contract  The region indicates the permission of Crisenes Survey on Inshall of the Controller of Her Majesty's Stationary Office © Crown copyright. Unsustrontal reproduction infringes Crown copyright and may lead to prosecution or civil proceedings, Breckland District Council Science no 100019535, Published 2817).  Souther Mountain the Controller of the Majesty's Stationary Office © Crown copyright. Unsustrontal reproduction infringes Crown copyright and may lead to prosecution or civil proceedings, Breckland District Council Science no 100019535, Published 2817).  Souther Mountain Stationary Council Science no 100019535, Published 2817.		88

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM34	61	Policy Dereham Housing Allocatio n 1	Amend the second sentence as follows:  'Development will be permitted subject to compliance with adopted Development Plan policies and the following criteria:'	To ensure appropriate reference to all development plan policies.	Yes – the proposed Main Modification changes the requirements of
		2. The developme (LAPs). Provision in Policy ENV 04. which maximises	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;	To ensure the policy aligns with the modifications proposed to Policy ENV 04.	the policy.  Yes, the proposed Main Modification
			<ul> <li>4. 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; Amend criterion 5:</li> <li>5.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;</li> <li>Development proposals in Dereham should have regard to the findings of the</li> </ul>	To ensure regard is had to additional transport evidence. The policy clause is not justified.	adds the requirement for development to have regard to additional evidence and for further evidence to be prepared.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate how capacity will be made available in time to serve the site;		Yes, whilst this requirement is covered in other policies within the
			Delete policy clause 6:  6. Development should consider use and promotion of water efficiency measures	Addressed by Policy HOU 10.	Plan, its removal from this policy should be
			Insert a further policy criterion:  6. The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets	To ensure due regard is given to the impact of the proposal on the historic environment.	further assessed. Yes, the proposed Main Modification adds a further consideration that should be further assessed.
MM35	61	Supporti ng text Dereham Housing Allocatio n 1: Paragrap	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	Justification for revised policy clause	No – the supporting text only provides background to what is contained within the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		h 3.126	transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.  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 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.		policy.
MM36	62	Policy Dereham Housing Allocatio n 2	Amend the second sentence as follows:  'Development will be permitted subject to compliance with adopted Development Plan policies and the following criteria:'  Amend criterion 3:  3. 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; Amend criterion 4:	To ensure the policy aligns with the NPPF  To ensure regard is had to additional transport evidence.  To ensure due regard is given	Yes – the proposed Main Modification adds the requirement for development to have regard to additional evidence and for further evidence to be

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			4. The scheme will preserve or, where possible, enhance the setting of nearby	to the impact	prepared.
			designated and non designated heritage assets. The D-design of the scheme should have regard to and respect the gateway location of the site;	of the proposal on the historic	Yes, the
			should have regard to and respect the gateway location of the site,	environment.	proposed Main
			Amend criterion 5:	To ensure the policy aligns	Modification adds a further
			5. The development should provide a minimum of 1 Locally Equipped Area for Play (LEAP); and.	with the modifications proposed to	consideration that should be further
			Provision of open space in accordance with the requirements set out in Policy ENV 04; and.	Policy ENV 04.	assessed. The proposed
			Amend criterion 6:	The policy clause is not	Main Modification
			6. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal.	justified.	changes the requirements
			Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to		of the policy.
			demonstrate where a developer needs to financially contribute to that provision;		
			Development proposals in Dereham should have regard to the findings of the		Yes, the
			Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works and within the foul sewerage network. A Utilities		proposed Main Modification
			Statement will be required to support the planning application to demonstrate		would add a
			how capacity will be made available in time to serve the site;		new
			Add criterion:	Recognition of	requirement in

Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		7. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 5.	the cumulative impact of development.	the consideration of development proposals and should be further assessed.
63	Supporti ng text Dereham Housing Allocatio n 2: Paragrap h 3.131 and 3.132	Supporting text, amend paragraph 3.131:  Amend supporting text  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.  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	Justification for revised policy clause	No – the supporting text only provides background to what is contained within the policy.
	number (Sub- mission)	number (Sub- mission)  Site / Para. / Fig.  Supporti ng text Dereham Housing Allocatio n 2: Paragrap h 3.131 and	number (Sub- mission)  7. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 5.  Supporting text Dereham Housing Allocation 2: Paragrap h 3.131 and 3.132  Paragrap h 3.131 and 3.132  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	Site / Para. / Fig.   Para. / Fig.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.  Add further wording to the supporting text:  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.	In recognition of the proximity of the site to the River Tudd	supporting text works to make clear the constraints of the area. Policies exist to manage the River Tudd's special characteristics. The proposed Main Modification would not affect those policies or the Dereham Housing Allocation 2 policy.
MM38	64	Policy Dereham Housing Allocatio n 3	Amend the first sentence as follows:  Land amounting to approximately 10.5 hectares is allocated for development of approximately 210 and dwellings  Amend the second sentence as follows:  'Development will be permitted subject to compliance with adopted	To ensure the policy aligns with the NPPF To ensure the policy aligns with the NPPF	Yes – the proposed Main Modification adds the requirement

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<u>Development Plan policies and the following criteria:</u>		for
			Amend criterion 2:	To ensure	development
				regard is had	to have regard
			2. Development should contribute towards required highway improvements in	to additional	to additional
			Dereham having regard to the Dereham Transport Study; and any subsequent		evidence and
			additional transport evidence. Further transport assessments may be required;	evidence.	for further
			Amend criterion 5:	Regard to Neatherd Moor	evidence to be prepared.
			5. Retention and enhancement of native hedgerows and trees. Suitable	Neatherd Moor	propared.
			screening should be agreed within the application; . Development proposals should have regard to the proximity of the site to the Neatherd Moor;		Yes, the proposed Main
			Amend criterion 7:	To ensure the policy aligns	Modification would add a
			7. The development should provide a minimum of 1 Locally Equipped Area for Play (LEAP); and.	with the modifications proposed to	further requirement to the policy.
			Provision of open space in accordance with the requirements set out in Policy ENV 04; and.	Policy ENV 04.	
			Amend criterion 8:	The policy clause is not	Yes, the proposed Main
			8. A pre-application enquiry with Anglian Water Services to demonstrate that	justified.	Modification
			sufficient capacity is available to treat wastewater from the proposal.		changes the
			Furthermore the pre-application enquiry should also consider whether there is		requirements
			sufficient capacity available to transfer wastewater for treatment and to		of the policy.
			demonstrate where a developer needs to financially contribute to that		
			<del>provision;</del>		Yes, whilst this

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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 and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate how capacity will be made available in time to serve the site;		requirement is covered in other policies within the Plan, its
			Delete criterion 9:  9. Development should consider use and promotion of water efficiency measures	Addressed in policy HOU 10	removal from this policy should be further
			Add additional policy criterion:  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;	Recognising the importance of GI connectivity	assessed.  Yes, the proposed Main Modification changes the requirements of the policy.
MM39	65	Supporti ng text Dereham Housing Allocatio n 3: Paragrap h 3.136	Supporting text, amend paragraph 3.136:  Amend supporting text  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	Justification for revised policy clause	No – the supporting text only provides background to what is contained within the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.		
			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 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.		
MM40	67	Policy Dereham Housing Allocatio n 4	Amend the second sentence as follows:  'Development will be subject to compliance with adopted Development Plan policies and the following criteria:'  Amend criterion 3	To ensure the policy aligns with the NPPF  To ensure due	Yes – the proposed Main Modification adds a further consideration
			3. Development should have regard to the main Dereham Hospital building as a non-designated heritage asset;  3. The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets, in particular; Dereham	regard is given to the impact of the proposal on the historic environment.	that should be further assessed.  Yes – the proposed Main

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Hospital building (non-designated heritage asset), Grade II listed Dereham		Modification
			Water Tower and the setting of Dereham Conservation Area.		changes the
			Amend criterion 5:  5. The development should provide a minimum of 2 Local Areas for Play (LAP's);	To ensure the policy aligns with the modifications	requirements of the policy.
			Provision of open space in accordance with the requirements set out in Policy ENV 04;	proposed to Policy ENV 04.	Yes – the proposed Main Modification
			Amend criterion 6:  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;	To ensure regard is had to additional transport evidence.	adds the requirement for development to have regard
			Amend criterion 7:  7. A pre-application enquiry with Anglian Water Services to demonstrate that	The policy clause is not justified.	to additional evidence and for further
			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		evidence to be prepared.
			provision; 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 and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			how capacity will be made available in time to serve the site;		
MM41	67	Supporti ng text Dereham housing allocatio n 4: Paragrap h 3.142	Supporting text, amend paragraph 3.142:  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.  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,	Justification for revised policy clause	No – the supporting text only provides background to what is contained within the policy.
			excavations in the vicinity of trees or archaeological remains.		
MM42	68	Policy	Amend criterion 2:	To ensure the	Yes – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Dereham Housing Allocatio n 5	Amend the second sentence as follows:  'Development will be subject to compliance with adopted Development Plan	policy aligns with the NPPF	proposed Main Modification adds the requirement for
			policies and the following criteria:'  Amend criterion 4:  4. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; and any subsequent	To ensure regard is had to additional transport	development to have regard to additional evidence and for further
			<ul><li>additional transport evidence. Further transport assessments may be required;</li><li>Amend criterion 6:</li><li>The scheme will preserve or, where possible, enhance the setting of nearby</li></ul>	evidence. To ensure due regard is given to the impact	evidence to be prepared.  Yes – the
			designated and non designated heritage assets. Development proposals should have regard to and respect the gateway location of this site, as identified through the Breckland Historic Characterisation Study;  Amend criterion 7:	of the proposal on the historic environment.  To ensure the	proposed Main Modification adds a further consideration
			7. Development should provide a minimum of 2 Locally Equipped Areas for Play (LEAP's) and an outdoor sports area;	policy aligns with the modifications proposed to	that should be further assessed. Yes – the
			Provision of open space in accordance with the requirements set out in Policy ENV 04;	Policy ENV 04.	proposed Main Modification
			Amend criterion 8:  8. A pre-application enquiry with Anglian Water Services to demonstrate that	The policy clause is not justified.	changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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 in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate how capacity will be made available in time to serve the site;  Delete criterion 11:  11. Development should consider use and promotion of water efficiency measures  Add criterion:	Addressed by Policy HOU 10 Recognition of the cumulative	Yes – the proposed Main Modification would add a new requirement in the consideration of development proposals and should be further assessed.
			<ul> <li>11. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 2.</li> <li>Add additional criterion:</li> <li>12. 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.</li> </ul>	impact of development. To address the risk of flooding in line with the NPPF	Yes – the proposed Main Modification would add a new requirement in the consideration

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					of development proposals and should be further assessed.
MM43	67	Supporti ng text Dereham Housing Allocatio n 5: Paragrap h 3.138 and 3.142	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.	In recognition of the proximity of the site to the River Tudd	No – the supporting text works to make clear the constraints of the area. Policies exist to manage the River Tudd's special characteristics. The proposed Main
			Supporting text, amend paragraph 3.142:  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	Justification for revised policy clause	Modification would not affect those policies or the Dereham Housing Allocation 5

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.  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,		policy.  No – the supporting text only provides background to what is contained within the policy.
MM44	70	Supporti ng text Swaffha m housing allocatio n 1: paragrap h 3.148	excavations in the vicinity of trees or archaeological remains.  Amend paragraph 3.148 as follows:  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 The town will provide an additional 1612 1,553 new dwellings over the plan period. Of these 1612 1,553 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., 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	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			planning applications with decision to grant subject to Section 106 agreements.		of the policies.
MM45	73	Policy Swaffha m housing allocatio n 1	Amend second sentence:  A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.  The provision of open space is required in accordance with Policy ENV 04;  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 modifications proposed to Policy ENV 04. To ensure the policy aligns with the NPPF	Yes – the proposed Main Modification changes the requirements of the policy.
			Amend criterion 3:  . 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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	Regard to the findings of the Water Cycle Study	
MM46	74	Policy	Amend second sentence:	To ensure the	Yes – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Swaffha m housing allocatio	A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.  The provision of open space is required in accordance with Policy ENV 04;	policy aligns with the modifications proposed to	proposed Main Modification changes the requirements
		n 2	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:'	Policy ENV 04. To ensure the policy aligns with the NPPF	of the policy.
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	Regard to the findings of the Water Cycle Study	
MM47	75	Policy Swaffha m housing allocatio	Amend second sentence:  A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.  The provision of open space is required in accordance with Policy ENV 04;	To ensure the policy aligns with the modifications proposed to	Yes – the proposed Main Modification changes the requirements

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		n 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 the following criteria:'	Policy ENV 04. To ensure the policy aligns with the NPPF	of the policy.  Yes – the
			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, having regard to the findings of the Historic Characterisation Study'.'	To ensure the criterion reflects the findings of the Historic Characterisation Study	proposed Main Modification would add a new requirement in the consideration
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	Regard to the findings of the Water Cycle Study	of development proposals and should be further assessed.
MM48	77	Policy	Amend second sentence:	To ensure the	Yes – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Swaffha m housing allocatio	A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.  The provision of open space is required in accordance with Policy ENV 04;	policy aligns with the modifications proposed to	proposed Main Modification changes the requirements
		n 4	Amend the third sentence as follows:	Policy ENV 04.	of the policy.
			'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:'	policy aligns with the NPPF	Yes – the proposed Main Modification would affect
			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	how heritage assets are considered in implementing this policy and should be further
			Amend criterion 7:	Regard to the findings of the	assessed.
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater	Water Cycle Study	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			network capacity. Applications will need to demonstrate appropriate solutions have been identified;		
MM49	79	Policy Swaffha m housing allocatio n 5	Amend the first sentence  'residential development of at least 78-130 dwellings.'  Amend the second sentence  A minimum area of on site open space of 0.64 hectares will be provided on site.  The provision of open space is required in accordance with Policy ENV 04;  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 correct an error within the policy wording To ensure the policy aligns with the modifications proposed to Policy ENV 04. To ensure the policy aligns with the NPPF	Yes – whilst correcting an error, the policy now requires the delivery of more dwellings and it should be further assessed. Yes – the proposed Main Modification changes the requirements
			Amend Criterion 4  'location as a key gateway into Swaffham, having regard to the findings of the Historic Characterisation Study;'	To reflect the findings of the Historic Characterisation Study	of the policy.  Yes – the
			Amend criterion 7:  A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient	Regard to the findings of the Water Cycle Study	proposed Main Modification would add a new

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;		requirement in the consideration of development proposals and should be further assessed.
MM50	80	Policy Swaffha m housing Allocatio n 6	Amend second sentence:  A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.  The provision of open space is required in accordance with Policy ENV 04;  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 modifications proposed to Policy ENV 04.  To ensure the policy aligns with the NPPF	Yes – the proposed Main Modification changes the requirements of the policy.
			Amend criterion 3:  The scheme <u>'s</u> design <del>, whilst</del> <u>will</u> preserve <u>ing</u> and enhancing or where possible enhance the setting of nearby designated and non designated heritage assets,	To have regard to comments made by Historic	Yes – the proposed Main Modification

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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'.  Amend criterion 7:	Regard to the findings of the	would affect how heritage assets are considered in implementing this policy and
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	Water Cycle Study	should be further assessed.
MM51	82	Supporti ng text Watton housing allocatio n 1: Paragrap h 3.178	Amend paragraph 3.178 as follows:  'The town has been identified through the Local Plan for 1,305 1,636 dwellings over the plan period from 2011 to 2036. Of these dwellings 1,130 1,431 are currently committed or completed., this leaves a further 175 for consideration through the Local Plan. 205 additional dwellings are proposed for allocation through the Local Plan'.	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM52	84	Policy Watton housing allocatio n 1	Amend the second sentence as follows:  'Development will be permitted subject to compliance with the adopted Development Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF	Yes – the proposed Main Modification changes the requirements of
			Amend clause 5:  Provision of 1 Local Equipped Area for Play (LEAP).	To ensure the policy aligns with the modifications	the policy.
			The provision of open space is required in accordance with Policy ENV 04;	proposed to Policy ENV 04.	
			Amend policy clause 9.	To reflect findings of the	
			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	Water Cycle Study	
			provision;  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 and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate how capacity will be made available in time to serve the site.		Yes – the proposed Main Modification would affect how heritage assets are
			Amend policy clause 10	To have regard to comments	considered in implementing

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			'Any development proposal should protect and enhance the wider setting of the Conservation Area, listed buildings and non-designated heritage assets. The scheme design proposal will be informed by a detailed appraisal of the asset's significance; and'	made by Historic England	this policy and should be further assessed.
			The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets; and		
MM53	85	Supporti ng text Watton housing allocatio n 2: Paragrap h 3.186	Insert new paragraph after 3.186  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	To justify policy clause 9	No – the supporting text only provides background to what is contained within the policy.
MM54	86	Policy Watton housing allocatio n 2	Amend the second sentence as follows:  'Development will be permitted subject to compliance with the adopted Development Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF	
			Amend criterion 2  'Where necessary, implementation of transport mitigation measures to the satisfaction of Norfolk County Council Highway Authority'  Amend criterion 5	To ensure policy aligns with the NPPF  To ensure policy aligns	Yes – the proposed Main Modification

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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 will be required to ensure the protection of residential amenity from the adjacent business park, in line with Policy COM 03.	with Policy COM 03	removes a requirement so it should be assessed
			Amend clause 6  Provision of 1 Local Area for Play (LAP).	To ensure the policy aligns with the modifications	further for significant effect.  Yes – the
			The provision of open space is required in accordance with Policy ENV 04;  Amend policy clause 8.	proposed to Policy ENV 04. To reflect findings of the	proposed Main Modification changes the
			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	Water Cycle Study	requirements of the policy.
			sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;		
			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 and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate how capacity will be made available in time to serve the site.		Yes – the proposed Main Modification would affect how heritage
			Amend criterion 9 as follows:  'Any development proposal should protect and enhance the setting of the	To have regard to comments made by	assets are considered in implementing

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Grade II listed building: Rockeles Hall. The scheme design proposal will be informed by a detailed appraisal of the asset's significance.'  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	Historic England	this policy and should be further assessed.
MM55	87	Supporti ng text Watton Housing housing allocatio n 2: Paragrap h 3.191	Insert new paragraph after 3.191  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, Anglian Water Services should determine potential impact of the additional discharge on flood risk.	To justify policy clause 8.	No – the supporting text only provides background to what is contained within the policy.
MM56	88	Supporti ng text Ashill housing allocatio n 1: Paragrap h 3.192	Amend paragraph 3.192 as follows:  'Ashill is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036, providing an additional 90 105 dwellings over the plan period to 2036. Of this 90 105 there are currently 22 39 completions and 49 46 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.' 20 additional dwellings are proposed for allocation through the Local Plan.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					of the policies.
MM57	90	Policy Ashill housing Allocatio n 1	Amend the second sentence as follows:  'Development will be subject to compliance with adopted Local Plan  Development Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF	Yes – the
			Amend criterion 2:  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'.  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 19 <sup>th</sup> Century School and attached master's house'	To have regard to comments made by Historic England	proposed Main Modification would affect how heritage assets are considered in implementing this policy and should be further assessed.
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater	Regard to the findings of the Water Cycle Study	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			network capacity. Applications will need to demonstrate appropriate solutions have been identified.		
MM58	90	Supporti ng text Ashill housing allocatio n 1: Paragrap h after 3.199	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	Regard to the findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.
MM59	91	Supporti ng text Banham housing allocatio n 1: Paragrap h 3.200	Amend paragraph 3.200 as follows:  '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 118 117 dwellings over the plan period to 2036. Of this 118 117 there are currently 16 17 completions and 60 58 commitments. meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 42. 42 additional dwellings are proposed for allocation through the Local Plan.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM60	93	Policy Banham	Amend first sentence as follows:	To provide further clarity	•

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Housing Allocatio n 1	Land amounting to 3.2ha 2ha (sites LP(003)009 and (LP[003]012) is allocated for a residential development of at least 42 dwellings.	that only sites LP[003]009 and LP[003]012 are allocated for residential development. Correction. To reflect criteria 7 of the policy.	Yes – the proposed Main Modification changes the requirements of the policy.
			Amend second sentence as follows:  '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)'  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)  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 modifications proposed to Policy ENV 04.  To ensure the policy aligns with the NPPF	Yes – the proposed Main Modification changes the requirements of the policy.
			Amend clause 1 development to Greyhound Lane; Subject to demonstration of highway safety in consultation with Norfolk County Council as the Highway Authority,	To reflect representations made by the Agent.	Yes – the proposed Main Modification

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			there may be potential for a second or alternative vehicular access onto Greyhound Lane;'		would affect how heritage assets are
			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	considered in implementing this policy and should be further assessed.
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	Regard to the findings of the Water Cycle Study	
MM61	94	Supporti ng text Banham	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with	Regard to the findings of the Water Cycle	No – the supporting text only provides

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Housing Allocatio n 1 Paragrap h after 3.210	Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	Study	background to what is contained within the policy.
MM62	95	Supporti ng text Bawdes well: Paragrap h 3.211	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. 36 dwellings are proposed for allocation through the Local Plan, but these are already included within the completions and commitments.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM63	97	Policy Bawdes well Housing Allocatio n 1	Amend the second sentence as follows:  A local Area for Play (LAP) should be provided on the site along with related landscaping.  The provision of open space is required in accordance with Policy ENV 04	To ensure the policy aligns with the modifications proposed to Policy ENV 04.	Yes – the proposed Main Modification changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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	Yes – the proposed Main
			Insert a new clause (4) to Policy Bawdeswell Housing Allocation 1  4. Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified.	SoCG Breckland District Council and Anglian Water	Modification adds a requirement to the policy.
MM64	97	Supporti ng Text Bawdes well Housing Allocatio n 1: Paragrap	Delete final two sentence of paragraph 3.217:  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.	This is already reflected within proposed clause 4.	No – other proposed Main Modifications would make a requirement to have an understanding of wastewater
		h 3.217	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development.	Regard to the findings of the Water Cycle Study	network capacity. The removal of this wording from the supporting text would not affect this.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.		No – the supporting text only provides background to what is contained within the policy.
MM65	98	Supporti ng text Garboldi sham: Paragrap h 3.218	Amend paragraph 3.218 as follows:  '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.' 35 dwellings are proposed for allocation through the Local Plan.	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM66	100	Policy Garboldi sham Housing Allocatio	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'	To ensure the policy aligns with the modifications proposed to	Yes – the proposed Main Modification changes the requirements

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		n 1	The provision of open space is required in accordance with Policy ENV 04	Policy ENV 04.	of the policy. No – the
			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	proposed main modification clarifies the general planning
			Amend policy criterion 6:	To reflect findings of the	decision- making process
			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;  6. Development proposals in Garboldisham should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Garboldisham Waste Water Treatment Works and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate how capacity will be made available in time to serve the site:	Water Cycle Study	rather than make specific changes to the policy and its aims. No – the proposed Main Modification does not change the requirements of the policy, it
			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	only changes for the relevant evidence to be gathered at planning

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					application stage rather than pre-app stage. Yes – the proposed Main Modification would affect how heritage assets are considered in implementing this policy and should be further assessed.
MM67	101	Supporti ng text Garboldi sham Housing Allocatio n 1: Paragrap h 3.226	Amend supporting text:  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 preapplication 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	To reflect findings of the Water Cycle Study as justification for policy clause 6	No – the supporting text only provides background to what is contained within the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
MM68	102	Supporti ng text Great Ellingha m: Paragrap h 3.228	'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 36 completions and 165 159 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.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM69	103	Map 3.7 and Policies	Amend Map 3.7 Great Ellingham Settlement Boundary as follows:	To ensure that the settlement boundary	Yes - The amended boundary

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Мар	The state of the s	accurately reflects the planning permissions	identifies a change to the proposed settlement boundary at Great Ellingham that should be considered in relation to the SA of Settlement Boundaries Policy GEN05.
MM70	104	Supporti ng text	'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	To ensure consistency	No – the proposed main

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Harling: Paragrap h 3.223	provide an additional 242 250 dwellings over the plan period to 2036. Of these 250 242, there are currently 97 126 completions and 60 39 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 85.' 85 dwellings are proposed for allocation through the Local Plan.	with the amended version of Policy HOU 02	modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM71	106	Policy Harling Housing Allocatio n 1	Amend the second 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	Yes – the proposed Main Modification adds a
			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;  A second access point will also be required from Mount Pleasant Drive;	To ensure the effective development of the site	requirement to the policy.
			Amend Criteria 4 as follows:  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	Regard to the findings of the Water Cycle Study	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			capacity within the wastewater network is identified, financial contributions may be sought; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;		
			Amend criteria 5 as follows:  The development will provide a Locally Equipped Area for Play (LEAP) on site along with related landscaping and facilities.  The provision of open space is required in accordance with Policy ENV 04	To ensure the policy aligns with the modifications proposed to Policy ENV 04.	
			Include the following new criteria:  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.  7. The development will need to extend of the 30mph speed limit on Kenninghall Road to include entire site frontage.  8. The development should ensure the retention of the public right of way (Harling FP2).	To ensure the effective development of the site	
			Include the following new criteria:  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	To ensure the effective development of the site	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			nuisance/loss of amenity associated with the operation of the pumping station.		
			Insert new criteria clause 10	To have regard to comments	
			10. "The scheme will preserve or where possible enhance the setting of	made by	
			nearby designated and non-designated heritage assets, with particular regard to the East Harling Conservation Area'	Historic England	
MM72	106	Supporti ng text	Insert wording as final paragraph of the supporting text:	Regard to the findings of the	No – the supporting text
		Harling	The Councils Water Cycle Study identifies potential capacity limitations with	Water Cycle	only provides
		Housing	the wastewater network transferring foul sewerage to the Waste Water	Study	background to what is
		Allocatio n 1:	<u>Treatment Works. Applicants are encouraged to work with Anglian Water</u> <u>Services and the Council to demonstrate sufficient capacity is, or can be made</u>		contained
		Paragrap	available in the foul sewerage network in time to serve the development.		within the
		h after	Temporary solutions may be acceptable in the interim, or phasing of the		policy.
		3.239	development may be required. If acceptable permanent solutions are not		
MM73	107	Supporti	possible, proposals will not be supported.  Amend paragraph 3.240 as follows:	To ensure	No – the
IVIIVI73	107	ng text	Afficial paragraph 3.240 as follows.	consistency	proposed main
		Hockerin	'Hockering is identified as a Local Service Centre through the locational	with the	modification
		g:	strategy and it will see 10% growth through the plan period 2036. The village	amended	provides clarity
		Paragrap	will provide an additional 68 98 dwellings over the plan period to 2036. Of	version of	regarding the
		h 3.240	these <del>88</del> 98 there are currently 6 completions and <del>57</del> 67 commitments <del>,</del>	Policy HOU 02	background to
			meaning that the new allocation for the remainder of the Local Plan period to 2036 is 25. 25 additional dwellings are proposed for allocation through the		the associated policies but

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Local Plan.'		would in itself not affect the implementation of the policies.
MM74	109	Policy Hockerin g Housing Allocatio	Amend the second 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	Yes – the proposed main modification clarifies the general
		n 1	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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	Regard to the findings of the Water Cycle Study	planning decision- making process and makes amendments that appear to alter the policy position on matter such as financial contributions.
MM75	109	Supporti ng Text Hockerin g Housing Allocatio	Amend the first sentence of paragraph 3.243:  'The site is situated upon 0.8 1.2 hectares of agricultural land of Grade 3 quality'.  Amend the final sentence of paragraph 3.243:	For consistency with the policy wording.  To reflect recent planning	No – the proposed Main Modification corrects an error in the text and makes

	further consideration
Part of the site is subject to a planning application for 12 dwellings. Planning approvals have recently been granted on land to the west of Heath Road'  Insert wording as final paragraph of the supporting text:  3.246  Insert wording as final paragraph of the supporting text:  Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	with the policy.  It would not affect the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM76	110	Supporti ng text Kenning hall: Paragrap h 3.247	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 66 dwellings over the plan period to 2036. Of these 68-66, there are currently 25 27 completions and 7 4 commitments, meaning that the new allocation for the remainder 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. 20 further dwellings will be delivered through Policy HOU 03.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM77	112	Policy Kenning hall Housing Allocatio n 1	Amend the second sentence as follows:  'Development will be subject to compliance with adopted Local Plan Development Plan policies and the following criteria:'  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'.  The scheme's design-will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard	To ensure the policy aligns with the NPPF  To have regard to comments made by Historic England	Yes – the proposed Main Modification would affect how heritage assets are considered in implementing this policy and should be further assessed.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			to the Conservation Area		
			Amend Criterion 5 as follows:	Regard to the findings of the	
			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	Water Cycle Study	
			may be sought; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;		
MM78	112	Supporti ng text Kenning hall Housing Allocatio n 1: Paragrap h 3.254	Insert wording as final paragraph (3.254) of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	Regard to the findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.
MM79	113	Supporti ng text Litcham: Paragrap	Amend paragraph 3.255 as follows:  '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 <del>27</del>	To ensure consistency with the amended	No – the proposed main modification provides clarity

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		h 3.255	32 dwellings over the plan period to 2036. Of these 27 32, there are currently 3 7 commitments and 2 3 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 22 further dwellings will be delivered through Policy HOU 03.'	version of Policy HOU 02	regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM80	115	Supporti ng text Mattishal I: Paragrap h 3.259	Amend paragraph 3.259 as follows:  '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 141 149 dwellings over the plan period to 2036. Of these 141 149, there are currently 21 26 completions and 55 111 commitments, with a further 23 12 with decision to grandt 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.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM81	116	Map 3.11 and Policies Map Mattishal	Amend Map 3.11 Summary of the Mattishall Allocations as follows:	To ensure that the settlement boundary reflects commitments and	Yes - The amended boundary identifies a change to the proposed

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			The same and the s	completions.	settlement boundary at Mattishall that should be considered in relation to the SA of Settlement Boundaries Policy GEN05.
MM82	117	Narboro ugh	Amend paragraph 3.265 as follows:  'Narborough is identified as a Local Service Centre through the locational	To ensure consistency with the	No – the proposed main modification

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			strategy and it will see 10% growth through the plan period, 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 10 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. 40 additional dwellings are proposed for allocation through the Local Plan.	amended version of Policy HOU 02	provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM83	119	Narboro ugh Housing Allocatio n 1	Amend the second sentence as follows:  'A minimum of 0.8 hectares of 1 Local Area for Play (LAP) will be provided.'  The provision of open space is required in accordance with Policy ENV 04	To ensure the policy aligns with the modifications proposed to Policy ENV 04.	Yes – the proposed Main Modification changes the requirements of the policy.
			Amend the third sentence as follows:  'Development will be subject to compliance with adopted Local Plan  Development Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF	
			Amend criterion 6 as follows:  A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient	To reflect findings of the Water Cycle Study	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;		Yes – the
			Add a new policy criterion:  8. 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.	To have regard to comments made by Historic England	proposed Main Modification changes the requirements of the policy.
			Delete the final paragraph of the policy:  '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'.	To ensure the policy aligns with the modifications proposed to Policy ENV 04.	Yes – the proposed Main Modification changes the requirements of the policy.
MM84	121	Supporti ng text Narboro ugh Housing Allocatio n 1:	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development.	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		After paragrap h 3.272	Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.		policy.
MM85	121	Supporti ng text Necton Paragrap h 3.273	Amend paragraph 3.273 as follows:  '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. To 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 currently have decision to grant subject to section 106, and a further 18 dwellings are proposed to be delivered through Policy HOU 03.	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM86	122	Map 3.13 and Policies Map Necton	Amend Map 3.13 Summary of the Necton Allocations as follows:	To amend an error with the drawing of the site (LP[067]011)	Yes - The amended boundary identifies a change to the proposed settlement boundary at

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			LP(GET/DET)  LP(GE		Necton that should be considered in relation to the SA of Settlement Boundaries Policy GEN05.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			LPROVENTIAL TOTAL		
MM87	123	Necton Housing	Amend the first sentence as follows:	To reflect the planning	Yes – the proposed Main

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Allocatio n 2	'residential development of at least 40 46 dwellings.'	permission on the site.	Modification increases the
			Amend the second sentence as follows:  'Development will be subject to compliance with adopted Local Plan  Development Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF	number of dwellings to be accommodated on this site. Whilst small,
			Amend Criterion 2 as follows:  'Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane the North Pickenham Road are provided;	To correct an error in the text	this change should be considered through SA. Additional the
			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'.  The scheme's design-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	modification alters criteria within the policy and could affect how heritage assets are considered in implementing this policy.
			Amend Criterion 7 as follows:  A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient	To reflect findings of the Water Cycle Study	No – the proposed Main Modification does not

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified.		change the requirements of the policy, it only changes for the relevant evidence to be gathered at planning application stage rather than pre-app stage.
MM88	123	Supporting text Necton Housing Allocatio n 2: Addition al paragrap h after 3.280	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.
MM89	124	Policy Necton Housing	Amend the second sentence as follows:  'Development will be subject to compliance with adopted Local Plan	To ensure the policy aligns with the NPPF	Yes – the proposed Main Modification

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Allocatio n 3	<u>Development Plan</u> policies and the following criteria:'		would affect how heritage
			Amend Criterion 3 as follows:	To have regard to comments	assets are considered in
			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'.	made by Historic England	implementing this policy and should be further assessed.
			The scheme's design-will preserve or where possible enhance the setting of nearby designated and non designated heritage assets.		
			Amend Criterion 6 as follows:	To reflect findings of the	
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified.	Water Cycle Study	
MM90	124	Supporti ng text Necton Housing	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Allocatio n 3: Addition al paragrap h after 3.283	Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development.  Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.		what is contained within the policy.
MM91	125	Supporti ng text North Elmham: Paragrap h 3.284	Amend paragraph 3.284 as follows:  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 91.95 dwellings over the plan period to 2036. Of these, 50.81 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. 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 14 dwellings are proposed to be delivered through Policy HOU 03.	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM92	126	Map and Policies	Amend Map 3.14 Summary of North Elmham Allocations as follows:	To ensure the settlement	Yes - The amended

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Map North Elmham	Legroper  Legrop	boundary reflects the allocation (LP[070]007)	boundary identifies a change to the proposed settlement boundary at North Elmham that should be considered in relation to the SA of Settlement Boundaries Policy GEN05.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
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Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM93	127	North Elmham Housing Allocatio n 1	Amend the second 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	Yes – the proposed Main Modification would affect how heritage
			Amend Criterion 4 as follows:  Development proposals should respect the setting of designated heritage assets within the vicinity of the site  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.	To have regard to comments made by Historic England	assets are considered in implementing this policy and should be further assessed.
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified.	To reflect findings of the Water Cycle Study	
MM94	128	Supporti	Insert wording as final paragraph of the supporting text:	To reflect	No – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		ng text North Elmham Housing Allocatio n 1: After paragrap h 3.291	The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	findings of the Water Cycle Study	supporting text only provides background to what is contained within the policy.
MM95	129	North Elmham Housing Allocatio n 2	Amend the second 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	Yes – the
			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 wider landscape character;  3. Development should respect the setting of adjacent listed buildings;  4. An archaeological assessment is required to support the application.  2. 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.	To have regard to comments made by Historic England	proposed Main Modification would affect how heritage assets are considered in implementing this policy and should be further assessed.
			Amend Criterion 6 as follows:	To reflect	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified.	findings of the Water Cycle Study	
MM96	129	Supporting text North Elmham Housing Allocatio n 2: After paragrap h 3.299	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM97	130	Supporti ng text Old Buckenh am: After paragrap h 3.295	Amend paragraph 3.295 as follows:  '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.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM98	132	Policy Old Buckenh am Resident ial Allocatio n 1	Amend the second sentence as follows:  'Development will be subject to compliance with adopted Development Plan policies and the following criteria:'  Amend Criterion 1 to state:  'Appropriate use of height, scale and density to reflect and respect existing	To ensure the policy aligns with the NPPF  To respect the site's location within the	Yes – the proposed Main Modification changes the
			Amend Criterion 2 as follows:  'Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.'	village  To have regard to comments made by Historic	requirements of the policy.  Yes – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			The scheme's design-will preserve or where possible enhance the setting of nearby designated and non designated heritage assets.	England	proposed Main Modification would affect how heritage
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified.	To reflect findings of the Water Cycle Study	assets are considered in implementing this policy and should be further assessed.
MM99	132	Supporti ng text Old Buckenh am Resident ial Allocatio n 1: After paragrap h 3.303	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM100	133	Supporti ng text Shipdha m : Paragrap h 3.304	Amend paragraph 3.304 as follows:  '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 285-282 dwellings over the plan period to 2036. Of these 260 282, there are currently 75 69 completions and 136 152 commitments., meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 80. 78 additional dwellings are proposed for allocation through the Local Plan.	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM101	134	Map 3.16 summar y of the Shipdha m Allocatio n	Update Map 3.16 Summary of the Shipdham Allocations as follows:	To ensure that the allocation drawn on the map reflects the policy wording of Shipdham Residential Allocation 1.	Yes - The amended boundary identifies a change to the proposed settlement boundary at Shipdham that should be considered in relation to the SA of Settlement

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Lipsupper  Lipsupper		Boundaries Policy GEN05.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Desired State Stat		
MM102	135	Shipdha m Resident ial	Amend the first sentence as follows: is allocated for a residential development of at least 253 dwellings	To reflect the planning permission on the site.	Yes – the proposed Main Modification changes the
		Allocatio n 1	Amend the second 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	requirements of the policy from at least 25 dwellings to at least 23
			Amend Criterion 5 as follows:	To reflect	dwellings.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	findings of the Water Cycle Study	Yes – the proposed Main
			Add new Criterion to the policy wording:  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	To have regard to comments made by Historic England	Modification adds a requirement to the policy.
			Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.
MM103	136	Shipdha	Amend the second sentence as follows:	To ensure the	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		m Resident ial Allocatio	'Development will be subject to compliance with <u>adopted Development Plan</u> <u>policies and</u> the following criteria:'	policy aligns with the NPPF	
		n 2	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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	To reflect findings of the Water Cycle Study	Yes – the proposed Main Modification
			Add new Criterion to the policy wording:  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	To have regard to comments made by Historic England	adds a requirement to the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM104	136	Supporti ng text Shipdha m Resident ial Allocatio n 2 Followin g paragrap h 3.314	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.
MM105	137	Supporti ng text Sporle: Paragrap h 3.315	Amend paragraph 3.315 as follows:  '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. 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.'	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the implementation of the policies.
MM106	139	Policy	Amend the second sentence as follows:	To ensure the	Yes – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Sporle Resident ial Allocatio n 1	'A minimum of 1 Local Area for Play (LAP) shall be provided.'  The provision of open space is required in accordance with Policy ENV 04	policy aligns with the modifications proposed to Policy ENV 04.	proposed Main Modification changes the requirements of the policy.
			Amend the third sentence as follows:  'Development will be subject to compliance with adopted Local Development Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF	Yes – the proposed Main Modification would affect
			Amend Criterion 5 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'.  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.	To have regard to comments made by Historic England	how heritage assets are considered in implementing this policy and should be further assessed.
			Amend Criterion 6 as follows:  A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient	To reflect findings of the Water Cycle Study	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;		
MM107	139	Supporti ng text Sporle Resident ial Allocatio n 1: Paragrap h after 3.322	Insert wording as final paragraph of the supporting text:  The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water Treatment Works. Applicants are encouraged to work with Anglian Water Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development. Temporary solutions may be acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.
MM108	140	Supporti ng text Swanton Morley: Paragrap h 3.323	Amend paragraph 3.323 as follows:  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	To ensure consistency with the amended version of Policy HOU 02	No – the proposed main modification provides clarity regarding the background to the associated policies but would in itself not affect the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					implementation of the policies.
MM109	Swanton Morley	Amend the second 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	Yes – the proposed Main Modification changes the requirements	
		Allocatio n 1	Amend Criterion 5 as follows:  Development should provide a minimum of a Locally Equipped Area for Play (LEAP) on site along with related landscaping and facilities.  The provision of open space is required in accordance with Policy ENV 04	To ensure the policy aligns with the modifications proposed to Policy ENV 04.	of the policy including how heritage assets are considered in implementing this policy and
			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; Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;	To reflect findings of the Water Cycle Study	should be further assessed.
			Add new criterion 9:	To have regard to comments	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			The scheme's design-will preserve or where possible enhance the setting of nearby designated and non designated heritage assets	made by Historic England	
			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.	
MM110	142	Supporti ng text Swanton Morley Resident ial Allocatio n 1: Paragrap h after 3.330	Services and the Council to demonstrate sufficient capacity is, or can be made available in the foul sewerage network in time to serve the development.  Temporary solutions may be acceptable in the interim, or phasing of the	To reflect findings of the Water Cycle Study	No – the supporting text only provides background to what is contained within the policy.
MM111	142	Supporti ng text TR 01:	Add new paragraph after paragraph 4.10 to state:  'When considering the opportunities to encourage walking and cycling within	To ensure that safety also includes	No – the proposed amendment to

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Paragrap h after 4.10	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.'	perceptions of safety.	supporting text would inform and assist an applicant or decision makers interpretation of policy but does not amend the proposed approach of the policy or its implementation and likely impact upon sustainability objectives.
MM112	147	Policy 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'  Delete final paragraph:	To provide clarity to the policy.	Yes – the modification amends and clarifies policy requirements that could have a potential significant

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.	repeated in TR 02 and is better placed there.	effect up the SA objectives.
MM113	148	Policy TR 02	Amend bullet point 4 to state:  'Provide safe, suitable and convenient access for all users, including appropriate parking and servicing provision in terms of amount, design and layout (Appendix 2 provides a starting point) and;'	In order to link the policy clearly to Appendix 2 of the plan.	Yes – the proposed Main Modification changes the requirements of the policy.
			Amend bullet point 5 to state:  'avoid inappropriate traffic generation and do not compromise compromising highway safety.'  Amend final paragraph to state:  'Major development proposals should include an assessment of the impacts of new development on the existing transport network; 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. Where potential transport impacts are identified, developers will be expected to produce Transport Assessments, based on an appropriate methodology, to assess the impacts and identify appropriate mitigation,	To ensure that the policy also meets the aims set out in Policy GEN 02.	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			together with Travel Plans where appropriate.'		
MM114	150	Supporti ng text Green Infrastru cture: After paragrap h 5.11	Strategic green infrastructure corridors and habitat core areas for Norfolk have been identified as shown on the Norfolk Green Infrastructure 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.  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.	To highlight the significance of local GI strategies and Neighbourhood Plans and aid interpretation of the policy	No – the proposed Main Modification signposts to existing evidence that would assist in understanding the policy, but would not alter its aims.
			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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM115	150	Green Infrastru cture supporti ng Map: After paragrap h 5.11	green infrastructure in an extensive rural district. 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.  Insert Norfolk Green Infrastructure Map in document and show on the Policies Map:	To aid implementation of policy.	No – the inclusion of this Norfolk Strategic Green Infrastructure Map will inform implementation of the Local Plan policy but is not assessed as having an effect upon
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Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Green Infrastructure Policies Map  Review Count  William  Swortham  Watton  Watton  Factors  Tradition  Watton  Tradition  Watton  Tradition  Watton		165

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Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM116	150	Policy ENV 01	Amend 1st para  The network of green infrastructure in the District, including water bodies and the strategic green infrastructure corridors shown on the Policies Map should be safeguarded, retained and, where opportunities arise, enhanced. Enhancement of the green infrastructure network will be sought through the promotion of positive action, and the development management process.  Amend 3rd para, second sentence: 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 compensatory provision will be required in the form of new and/or enhancements to the existing green infrastructure. Where appropriate, the Council will seek to secure through planning obligations provision for the future management and/or maintenance of green infrastructure. Developments that fail to exploit opportunities  Insert additional wording as final paragraphs to the policy:  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.	To ensure development proposals take into account relevant evidence,	Yes – the proposed Main Modification changes the requirements of the policy.
			The absence of a detailed green infrastructure strategy for an area should not	aiding implementation	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.	of policy.	
MM117	151	Supporti ng text Sites, habitats and species of Europea n,	Amend title of supporting text  Sites, habitats and species of European, National and Local Nature  Conservation Importance  Biodiversity protection and enhancement  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	To reflect that the policy covers general biodiversity Correct reference to regulations	No – the proposed main modification applies to the supporting text, which provides a background to the policy only.
		National and Local Nature Conserv ation Importa nce: Title and	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 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	Clarify the requirement in relation to biodiversity net gain	The policy of light

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Paragrap h 5.13 and 5.18	future projects, an application is likely to affect a European site the applicant		
MM118	152	Policy ENV 02	Amend policy: Policy ENV 02 Biodiversity protection and enhancement Sites of International, European, National & Local Nature Conservation Importance The highest level of protection will be given to European Sites, with development only permitted where it can be demonstrated that the proposal is in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017. there will be no adverse effect (either directly or indirectly) on the integrity of any European site (either alone or incombination with other plans or projects).  Where measures to mitigate for potential adverse effects on European sites are required, identified, the proposed mitigation measures must be justified as fit for purpose with appropriate evidence, to inform the Council's Habitats Regulations Assessment.	To aid implementation of policy; to correct reference to Ecological Impact Assessments; to clarify that the policy applies to more than just designated sites.	Yes – the proposed Main Modification changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
			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:		
			<ul><li>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;</li><li>b. it has been demonstrated, where development would result in significant harm, that it cannot be reasonably located on an alternative site that would</li></ul>		
			result in less or no harm, and; c. residual harm, after all measures to prevent and adequately mitigate <a href="https://example.com/harm/">have</a> <a href="https://example.com/harm/">been applied,</a> will be adequately compensated for.		
			Where the Council considers that a designated site, protected species, or any species or habitat, particularly where listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), of principal importance for conservation may be adversely affected by a development proposal, an ecological environmental impact assessment (EcIA) will be required to be submitted with the planning application to assess		
			under Section 41 of the Natural Environment and Rural Communities Act (2006), of principal importance for conservation may be adversely affected by		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			the scale of the impact and the importance of the species. 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.  In accordance with the stepwise approach to protecting biodiversity (the mitigation hierarchy), all development with the potential to affect biodiversity should demonstrate how such effects have been considered, by firstly demonstrating how effects have been avoided, and then how effects that cannot be avoided have been minimised. Residual harm, after all measures to prevent and adequately mitigate have been applied, must be adequately compensated for.		
			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).  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		

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			or protected species, appropriate conditions and/or planning obligations will be used to ensure that the appropriate mitigation measures incorporated within the proposal are fully implemented, and monitored where required. utilised.  Policy ENV03 outlines specific requirements that apply to The Breckland Special Protection Area.		
MM119	153	Supporti ng text ENV 03: Title and paragrap h 5.19 to 5.26	1	Consistency with the Habitats Regulation Assessment (LP/S/4). To ensure the Plan is compliant with the Habitats Regulations.	No – the proposed Main Modification includes some text corrections that would not alter the implementation of the policy and additional background information to assist in the understanding of the policy only.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			research to inform the Habitats Regulations Assessment (HRA) of the Core Strategy which examined the effects of housing and roads on the distribution of the Stone Curlew in The Brecks.  The adopted mitigation policy required that any new development which may impact on the SPA must be subject to Appropriate Assessment. The measures are defined by buffers (Map 5.1). New development will is not normally be permitted within 1,500m of the edge of the SPA (primary buffer represented by red cross hatching) 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.		
			Stone Curlews are also found outside the SPA; these birds are clearly part of the SPA population and functionally linked. Accordingly, a secondary buffer (represented by blue cross hatching) 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).  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.		
			In 2013 a "Further Assessments of the Relationship between Buildings and		

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			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 and roads 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.		
			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.		
			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 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		

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			Local Plan HRA. For non-residential Agricultural buildings developments—which meet certain criteria, this should result in a simplified Habitats Regulations Assessment. This has been reflected in the policy wording. Further consideration of the evidence is required to determine whether other building types could also be added.		
			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.		
			A report providing a comprehensive analysis of current and projected visitor patterns to European protected sites across Norfolk was commissioned by Norfolk County Council and the Norfolk Biodiversity Partnership on behalf of Local Authorities and completed in 2017. The report entitled 'Visitor surveys at European protected sites across Norfolk during 2015 and 2016 highlights that whilst survey areas in The Brecks received a much lower number of visitors than other survey sites such as those on the Norfolk coast, the proportion of local visitors (with Norfolk postcodes) was significantly higher to sites in The Brecks. The report presents evidence that of all designated sites included in the survey, Breckland SPA had the highest proportion of local visitors to the Brecks, from the settlements of Thetford, Mildenhall, Swaffham, Mundford,		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Brandon (of which Mildenhall and Brandon are outside the District within Suffolk). There is therefore evidential support for mitigation strategies to apply to new development in those settlements.  Policy ENV 03 requires a Monitoring and Mitigation Framework to ensure that		
			no adverse impact on the integrity of Breckland SPA will occur due to urban effects and recreational pressure arising from growth proposed in the Local Plan. The Framework will consist of measures that monitor and address recreational pressure from proposed allocated sites – both at the individual site level where necessary, and the consideration of cumulative pressure. Partnership working with the Forestry Commission, Natural England, RSPB and Norfolk Wildlife Trust and neighbouring Local Planning Authorities will enable more detailed consideration of proposed developments and the likely pressure points (publicly accessible sites/sites at greater risk due to urban effects) in and around Breckland SPA and Breckland SAC. This will enable refinement of the type of monitoring that needs to be put in place and any mitigation required to address identified impacts of development. Once a planning application is made, the Council will use the Monitoring and Mitigation Framework and its outputs to aid consideration of development proposals, and for HRA screening.	To provide clarity of how the Monitoring and Mitigation Panel will work and who the partners are.	
			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 not been superseded through this Local Plan. Further measures have been	To provide consistency in terminology with regard to policies that	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.	have not been superseded.	
MM120	155	Policy ENV 03	Policy ENV03 The Brecks Protected Habitats & Species The Council requires that a Habitats Regulations Assessment is undertaken on all proposals for development that are likely to have a significant effect on The Breckland Special Protection Area (SPA) which is classified for its populations of Stone Curlew, Woodlark and Nightjar, and/or Breckland Special Area of Conservation (SAC), which is designated for its heathland habitats.  Development will only be permitted where it can be demonstrated that the proposal will not adversely affect the integrity of the SPA or the SAC.  Stone Curlew  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.  The plan level Habitats Regulations Assessment also identifies areas that have a functional link to the SPA, because they support Stone Curlew outside, but	Consistency with the Habitats Regulation Assessment (LP/S/4).  To provide clarity of the Monitoring and Mitigation Framework as agreed in the SoCG between Breckland District Council and the RSPB.	Yes – the proposed Main Modification changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			in close proximity to the SPA boundary.		
			These areas also have a 1500m buffer zone, within which new built development would be likely to significantly affect the SPA population.		
			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 square cells) areas that have a functional link (see Map 5.1).		
			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.		
			Where a proposed building is outside the SPA but within 1500m of the SPA boundary or identified or possible 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. For agricultural buildings, aApplicants 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:		
			More than 1500m away from potential stone curlew nesting sites habitat		

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			(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 on all sides 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.  Large developments adjacent to, or just outside the primary or secondary buffer, particularly where occurring in an isolated area with few other buildings, are likely to also require project level assessment.  Woodlark and Nightjar  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.  Recreation pressure and urban effects		
			Plan level Habitats Regulations Assessment has identified the potential for		

Mod. Pag Ref. num (Sul miss	nber o-	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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. 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:  • 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 onsite recreational space;  • promotional materials for new residents to advertise existing local suitable alternative natural green space for recreation.  Monitoring and Mitigation Framework  The Council commits to a framework of measures that will enable it to coordinate 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.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			These will include as a minimum the following measures to be implemented following adoption of the Plan:  •Creation of an advisory group; •Production of a monitoring programme; •Identification of mitigation measures; and •Defining funding to support the above measures.  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/SAC.		
MM121	157	Map 5.1 and Policies Map	Amend Map 5.1 SPA Primary and Secondary Buffers to add 1km grid cells where less than half the area surveyed (orange cell areas):	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation	No – the main modification amends the map to ensure it is clearer and reflects the evidence included within the HRA. This

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			SPA Store Curiew 150m Promary Buffer PAS Store Curiew 150m Secondary Buffer Register Curiew 150m Secondary B	Assessment (LP/S/4).	amendment will not have an effect the plans impacts upon sustainability objectives.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Legend  1 Not Consign Colls (Store Curleny)  European Stees SSE, and SSR  20 Pinnya Juffer (Store Curleny)  Secondary Juffer (Store Curleny)  1 Secondary Luffer (Store Curleny)  2 Secondary Luffer (Store Curleny)  1 1 21 Not		
			The proposed change results in amendments to the following Policies Maps:		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>Great Hockham</li> <li>Griston</li> <li>Narborough</li> <li>Mundford</li> <li>Roudham Heath General Employment Area</li> <li>Saham Toney</li> <li>Swaffham</li> <li>Watton</li> <li>Weeting</li> </ul>		
MM122	158	Supporti ng text Open Space, Sport and Recreati on: Paragrap h 5.30 to 5.34	Amend supporting text (paragraphs 5.30 – 5.34)  5.30 The study shows that when assessing overall playing space in the District at a Fields in Trust (FIT) standard guidance of 2.56 ha per 1000 population, 70% of the parishes in the District do not meet the FIT standard guidance. 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 guidance, with Thetford having the largest deficiency of any parish in the District.  5.31 Furthermore, 70% of the parishes in the District do not meet the FIT standard guidance 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		No – the proposed Main Modification represents clarity in text; it would not change the meaning of the text or the implementing of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			children's play compared with the FIT <u>guidance</u> 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 <u>standard</u> <u>guidance</u> .		
			5.32 Only 30% of the parishes in Breckland meet the FIT outdoor sports standard guidance. 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 a lower FIT standards level of deficiency against the FIT guidance. 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.		
			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 500ha.		
			<ul> <li>5.34 In conclusion, the Breckland Open Space, Sport and Recreation study recommended that:</li> <li>The local standards standard found acceptable in the open space assessment of 2.56 ha of open space (0.8 ha for children's play and 1.76 ha for outdoor sport) per 1000 population should be used as a local</li> </ul>		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>standard for open space provision;</li> <li>There should be a greater focus on provision of new facilities to address quantitative deficits, which will be delivered through new housing development;</li> <li>The Local Plan should allocate additional areas of open space;</li> <li>All new children's play and outdoor sports areas should be designed in accordance with having regard to FIT guidance and Sport England standards to ensure the highest quality of open space area is provided; and</li> <li>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.</li> <li>5.35 Planning obligations sought [end of changes to supporting text]</li> </ul>		
MM123	160	Policy ENV 04 Open Space, Sport & Recreati	Amend policy wording:  Policy ENV04 Open Space, Sport and Recreation  Open space designations as identified through the 2015 Open Space Assessment are shown on the Policies Maps.	To aid implementation	Yes – the proposed Main Modification changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		on	Existing Provision		
			Development that would result in the loss of existing designated open space will only be permitted if:		
			(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		
			(b) recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or		
			(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.		
			The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted, <u>unless there</u> is a space of equal or 'greater' value provided as part of the proposal.		
			New Provision		
			All new residential development of 11 or more dwellings will be is expected to provide a contribution towards outdoor playing space equivalent to 2.56		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
			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 having regard to in accordance with relevant standards.		
			Within 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.  On sites of 25 dwellings and above - Minimum of 1 Local Area for Play (LAP)		
			<ul> <li>On sites of 50 dwellings and above - Minimum of 2 LAPs (or equivalent provision if provided as 1 large LAP)</li> <li>On sites of 80 dwellings and above - Minimum of 1 Local Equipped Area for Play (LEAP)</li> <li>On sites of 200 dwellings and above - Minimum of 2 LEAPs and an Outdoor Sport Area</li> <li>On sites of 400 dwellings and above - Minimum of 1 Neighbourhood</li> </ul>		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Equipped Area for Play (NEAP) and an Outdoor Sport Area		
			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 for sites of 25 or more dwellings will be the exception and will for sites of 25 or more dwellings will need to be supported by robust evidence from the applicant that on-site provision is not preferable appropriate and/or viable. For sites of less than 25 dwellings, on-site provision will be preferable, but may not be appropriate in all cases and proportionate evidence will be required from the applicant to demonstrate that on-site provision is not appropriate. 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. Where it is not possible to accommodate outdoor sports areas on-site, negotiations will occur on a site-by-site basis to determine specific provision and financial contributions, taking into account		
			the financial viability of the development.  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.		

Mod. Ref.	3		Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility. The Off-site 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 having regard to the need for land acquisition, provision of facilities and 10 years maintenance.  Where it can be established through an up-to-date Open Space Assessment that a proposal is located in a Parish assessed to have sufficient play space provision other forms of open space, informed by the findings of the Open Space Assessment would be considered as potential to mitigate the specific impacts arising from the proposal.  Local Green Space  Applications relating to Local Green Space will be determined in accordance with national policy.  * 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.		
MM124	162	Supporti ng text	Insert the following paragraph in the supporting text before table 5.1 occupancy rates:	To ensure the effective	No – the additional

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification		Reason for change	Potential significant effect requiring further consideration
		ENV04: Followin g policy ENV04 and before Table 5.1	Forms of outdoor sports provision and ancillary factoris not limited to: multi-use games areas, sports playing tennis courts, parking and sports pavilion/changing the availability and quantum of land sought, proportision of sports facilities on-site will be consided sports areas will be expected to provide equipped.  Open space can perform both important recreation important environmental functions, such as moder air pollution and wind speeds, as well as providing biodiversity. The Council will consider the multi-function provide both outdoor playing space and other functions. Regard will purpose of the space and the level of usage of the space. It will be expected that they will be provided for the large majority of the time.	ing pitches, bowling greens, g rooms. Having regard to be sals to improve the red favourably. Outdoor facilities.  Inal activity space and rating surface water run-off, wildlife habitats to aid inctionality of open space to citions (including use as it be had to the primary e site as outdoor playing	delivery of policy ENV04.	supporting text provided gives additional direction to implementation of the policy but does not affect the aims of policy or the effect of implementing the plan upon sustainability objectives.
			Table 5.1 Occupancy rates  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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Contributions in line with the standards will be required for all additional new residential units developments of 11 or more dwellings. This includes most specialised types of housing including agricultural dwellings, affordable housing, staff accommodation and permanent mobile homes. Net additions of 11 or more dwellings arising as a result of the development of replacement dwellings or extensions to existing dwellings will also be required to make provision.		
			Replacement dwellings will not be required to make a provision unless additional units are being created that result in 11 or more net dwellings. If additional units are being created then the net gain of units will be subject to providing a contribution.		
			Extensions to dwellings will not be subject to making a provision unless where <a href="https://doi.org/10.10">11 or more</a> 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.		
			Permissions for temporary mobile homes will not be expected to provide open space, <u>but provision may be sought from development of 11 or more permanent mobile homes</u> .		
			It is accepted that certain development will not create demand for all		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification		Reason for change	Potential significant effect requiring further consideration
			elements of open space requirements. sheltered housing scheme, nursing hom occupancy is controlled, would not be a areas. In these cases it would not be a element of the standard. However, it is play areas may not be appropriate, there or other forms of open space communation the new proposal. Such cases will be comerits.	nes, hostel accommodation, where the expected to use all children's play opropriate for the Council to apply that worth noting that although children's re is an element of amenity space area of space that could benefit residents of		
			Table 5.2 Summary of exceptions to op	en 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 residential dwellings development leading to a net addition of 11 or more dwellings	Replacement dwellings (on a one for one basis) i.e. no new additional units		
			Dwelling gains resulting from new development	Extensions and annexes within the curtilage of a main property for dependent relatives		
			Conversion or part conversions creating additional independent residential units with separate facilities (11 or more)	Sheltered housing schemes, nursing homes, controlled hostel accommodation		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification		Reason for change	Potential significant effect requiring further consideration
			Bedsit accommodation with shared facilities resulting in 11 or more household spaces.  Permanent permission for 11 or more mobile homes	Temporary permission for mobile homes		
MM125	162	Supporti ng text Local Green Space: Paragrap h after 5.43	Insert paragraph between 5.43 and 5.4  Breckland District Council support neight Local Green Spaces in their Neighbourh updated in recognition of any Local Green Neighbourhood Plans.	nbourhood plan groups in identifying nood Plans. The Policies Maps will be	Recognition that Local Green Spaces can be designated in Neighbourhood Plans	No – the proposed Main Modification provides clarity that LGSs can be designated in Neighbourhood Plans.
MM126	165	Policy ENV 05	Amend policy wording:  Policy ENV 05 Protection and Enhance The landscape of the District will be pro- and-valued for-its own intrinsic beauty, the interests of biodiversity, geodiversity Development proposals will be expected	otected for the sake of is recognised its benefit to the rural character and in the ty and historic conservation.	Clarification of how the evidence will be used to assess development proposals.	Yes – the proposed Main Modification changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			enhance the local environment by recognising the intrinsic character and beauty of the countryside. 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.		
			Release of land in Breckland Development proposals will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment and 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.		
			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 unacceptable change in the landscape character.		
			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.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM127	166	Policy ENV 06	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:  a) the removal of a tree or hedgerow will enhance the survival or growth of other protected trees or hedgerows, or;  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.	Not necessary for the policy to be sound	Yes – the proposed Main Modification would change the requirements of the policy.
			After point b insert the following wording and amend policy wording:  Where the loss of such features is demonstrably unavoidable, adequate replacement provision, preferably by native species will be sought. Where the loss of trees a tree is accepted in these circumstances, developers will be required to retain enough space to ensure that at least one tree of a similar ultimate size to that removed is planted with sufficient room to reach maturity without pressure for pruning or removal. the loss is will be suitably compensated for, taking into account the size and condition of the tree.	In recognition that losses must be adequately compensated for.	
MM128	168	Supporti ng text Designat	Insert the following sentence at the end of the paragraph:  In addition the record includes a number of non-designated heritage assets.	To clarify that the Historic Environment	No – the proposed Main Modification

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		ed heritage assets Paragrap h 5.60		Record includes both designated and non-designated heritage assets.	clarifies a point.
MM129	168	Policy ENV07	Revise the wording of the policy as follows:  The significance of designated heritage assets (including and their settings), such as 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, or wherever possible and enhanced. Great weight shall be given to their conservation. and given the highest level of protection. Proposals that may would affect the significance of a designated heritage asset will be required to provide proportionate evidence to the assets importance, sufficient information to identify its significance, including any contribution that its setting makes to enable any impact to be fully assessed, in accordance with national policy.  Development that will affect any designated heritage asset will be subject to comprehensive assessment and will be expected to should conserve and or, wherever possible, enhance the architectural and historic character, appearance and setting of the asset 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	To more accurately ensure the policy reflects national guidance.	Yes – the proposed Main Modification would change the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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 including within the curtilage of a listed building that predates 1st July 1948. The conversion of listed 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.  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.		
MM130	169	Policy ENV08	Development will should be expected to conserve, or and wherever possible enhance the historic 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	To more accurately ensure the policy reflects	Yes – the proposed Main Modification would change

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			appropriate assessment, proportionate in line with to the significance of the asset. The assessment must provide sufficient information for any impact to be fully assessed. In weighing applications that are likely to directly or indirectly affect non-designated heritage assets, a balanced judgement will be undertaken, having regard to the scale of any harm or loss and the significance of the heritage asset.	national guidance.	the requirements of the policy.
			The conversion of non-designated buildings <u>identified in the Norfolk Historic Environment Record</u> , or through Neighbourhood Plans, 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.		
			In the case of traditional dwellings which positively contribute to the character of 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.		
			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 of with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
			and recording or remains will be required before development is begun.		
MM131	170	Policy ENV 09	Amend wording as follows:  Proposals for vulnerable development in medium (zone 2) and higher flood risk areas (zones 3a and 3b) 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.  Replace wording in penultimate paragraph:  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	Clarification of application of policy  To reflect national policy guidance	Yes – the proposed Main Modification would change the requirements of the policy.
			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.	To ensure	-
			Add further wording to the last paragraph:	development	
			All applications should reflect best practice and the Lead Local Flood Authority	proposals	
			(LLFA) guidance, and any updated version (currently April 2017) providing the	adequately	
			appropriate information required to assist in the determination of such	address the	
			application as issued by the LLFA. This includes the requirement to provide	potential	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			details of means of adoption and maintenance of the systems over the lifetime of the development at the pre-application stage. In adherence with this guidance, drainage strategies must also consider the potential increase in the volume of run-off from a development as a result of increases in the area of impermeable surfaces. Although run-off rates may be restricted to equivalent greenfield rates, the duration over which the site could discharge at this rate is likely to increase.	increase in the volume of run-off.	
MM132	171	Supporti ng text Renewa ble Energy: Paragrap h 5.72 to 5.83		For clarification in justifying the policy	No – the proposed Main Modification provides clarity and background to the associated policy but in itself would not affect its implementation .
			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"		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
			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.  5.77 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.		
			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 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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			the setting of heritage assets.		
			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.		
			Solar Farm Planning Considerations / Assessment Criteria		
			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.  5.79 Particular factors that the Council will need to consider where a proposal involves greenfield land include:  •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.  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:  •That solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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 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;  *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.  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.  Government Aims on Solar Energy  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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.		
			Anaerobic Digestion Planning Considerations <del>/Assessment Criteria</del>		
			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. 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.		
			5.80 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		

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			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.		
			Wind energy development		
			5.81 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.		
			5.82 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:		
			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.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>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.</li> <li>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.</li> </ul>		
			All Renewable Energy Environmental Concerns 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.		
MM133	173	Policy ENV 10 Renewa ble	Amend policy wording:  Policy ENV 10 Renewable Energy Development	To comply with the NPPF and Planning Practice	Yes – the proposed Main Modification would change

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Energy Develop ment	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:  1. adverse impacts on the local landscape, townscape or designated and un non-designated heritage assets assessed in line with Policies ENV 05, ENV 07 and ENV 08 in the plan - particularly listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens;  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  3. an irreversible loss of the highest quality agricultural land;  4. cumulative impacts of renewable energy development on an area; and  3- 5. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, assessed in line with Policies ENV 02 and ENV 03 in the plan.	Guidance	the requirements of the policy.

Mod. Page Ref. numb (Sub- missi	Para. /	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		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. 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.  Where appropriate the authority will consider the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary the restoration of land, on the cessation of use.  Solar Energy Development  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.  Particular factors that the Council will need to consider where a proposal		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>involves greenfield land include:</li> <li>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, where possible; and</li> <li>that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.</li> <li>Wind Energy Development</li> <li>Proposals for wind energy development will only be permitted if:</li> <li>the development site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and</li> <li>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.</li> </ul>		
MM134	177	Policy EC 01	Amend policy EC 01 as follows:  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.  The distribution of these new employment allocations will reflect sustainability	To ensure consistent terminology in regards to policies that have not been superseded.	No – the proposed Main Modification would remove wording that explained the source of the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			principles, the overall spatial strategy and the development needs of local communities. The spatial distribution will be as follows:		employment land. It is not considered that
			Attleborough – at least 10Ha		the wording affected the
			<b>Dereham</b> - at least 3Ha (consisting of the specific allocations identified in the Sites Specific Policies and Proposals DPD – Policies Policy D5- which has been identified as a saved policy for this is not being superseded by the Local Plan)		implementation of the policy.
			<b>Swaffham</b> – 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 a saved policies for this is not being superseded by the Local Plan)		
			<b>Thetford</b> – at least 22Ha consisting of the specific allocations identified in the <a href="https://example.com/Thetford-AAP-PolicyTH30">Thetford AAP - Policy TH30</a> - which has been identified as a saved policy for this is not being superseded by the Local Plan)		
			Snetterton – at least 20Ha		
			Amend paragraph 6.14 as follows:	To ensure consistent	No – the proposed Main
			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	terminology in regards to policies that	Modification changes terminology

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			employment sites to meet economic need and demand. The distribution of the new employment allocations proposed is will be as follows:	have not been superseded.	but would have no effect.
			Attleborough - at least 10 hectares, as allocated in this Plan.		
			<b>Dereham</b> - at least 3 hectares (consisting of the specific allocation identified in the Ssite Sspecific Ppolicies and Pproposals DPD - Policies D4 and D5 Policy D5- which is not being superseded by the Local Plan have been identified as saved a not superseded policies policy for the Local Plan		
			<b>Swaffham</b> - at least 9 hectares (consisting of the specific allocations identified in the Site Specific Policies and Proposals DPD - Policies SW2 and SW3 - which are not being superseded by the Local Plan have been identified as saved not superseded policies for the Local Plan)		
			<b>Thetford</b> - at least 22 hectares (consisting of the specific allocations identified in the Thetford AAP - Policy TH30 - which is not being superseded by the Local Plan has been identified as saved policies a not superseded policy for the Local Plan		
			Snetterton - at least 20 hectares, as allocated in this Plan		
MM135	178	Picture 6.1 Attlebor ough Employ ment	Amend Picture 6.1 Summary of Attleborough Allocation to show the proposed allocated employment site more clearly without the proposed SUE boundary or indicative link road.	For consistency with other employment site maps and for clarity of the boundary	No – the proposed amendment alters the features displayed on

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		Allocatio n 1	1.5 Total To	of the allocated site.	the Map provided at Picture 6.1 of the Plan but does not alter the allocation itself.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			LUSINGS LANGESTEE CONTRACTOR OF THE PROPERTY O		
MM136	179	Policy Attlebor	Amend first sentence of the policy: Land amounting to <u>at least</u> 10 hectares"	To provide consistency	Yes – the proposed Main
		ough Employ		with all other allocations	Modification changes the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		ment		within the plan.	requirement of
		Allocatio n 1	Insert a further paragraph to the supporting text after paragraph 6.18  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.	To ensure that the policy considers the proximity to heritage assets.	the policy and how heritage assets are considered as part of the development of this site.
			Insert a new clause following clause 3:  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 and or, where possible, enhance the setting of heritage assets.	To ensure that the policy considers the proximity to heritage assets.	
MM137	183	EC 02	Remove first sentence of the policy  All proposals at Snetterton Heath will be determined subject to criteria a) to e) of Policy EC 03 General Employment Areas.	To avoid repetition	Yes – the modification alters the identified requirements for consideration of development

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
					at this site. Whilst the Plan is expected to continue to be read as a whole the potential impacts of the amendment upon sustainability objectives should be considered.
MM138	184 to 194	Saved Employ ment Allocatio ns	Saved Employment Allocations  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 Local Plan. The	To ensure a consistent approach regarding superseded and not superseded policies.	No – whilst the modification is notable it deletes reference to policy saved in other plans. The policies referenced continued to be saved. As such the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification				Reason for change	Potential significant effect requiring further consideration
			following policies listed in Table 6.2 will be saved t					removal from
			Plan. Saved employment allocations are shown on Table 6.1	<del>the Pol</del> i	<del>cies Maps</del>	<del>5.</del>		this section of the Local Plan has no impact upon
			Saved Policy	Ar	Locati			sustainability
				ea	<del>on</del>			appraisal
			Policy D5 Land at Dereham Business Park	3.1 ha	<del>Dereha</del> m			objectives.
			Policy SW2 Land to the North of the Eco-Tech	<del>3h</del>	Swaffh			
			Centre	<del>a</del>	am			
			Policy SW3 Land to the West to the Eco-Tech	<del>5.8</del>	Swaffh			
			Employment Area	<del>ha</del>	am			
			Policy TH 30 New Employment Land					
			Dereham Saved Employment Allocations					

Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
	Land at Dereham Business Park  Saved Policy Policy D5		
	Site / Para. /	Fig.  Site / Para. / Fig.  Fig. and a second of district part of the second of the	Site / Para. / Fig.  change  change  Land at Dereham Business Park

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Land east of Dereham Business Park		
			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:		
			-Vehicular access is provided via Kingston Road/ Walpole Loke, and should include the provision of necessary highway improvements to ensure highway safety; -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; -Suitable noise attenuation measures (which could include building design measures, screening, fencing or bunding) are provided to avoid harm to surrounding residential amenity; -Important boundary trees are retained as part of detailed landscaping schemes; -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;		
			Development is laid out in a manner that does not preclude the potential for		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			future development in the		
			<del>vicinity;and</del>		
			Appropriate sustainable surface water attenuation measures are provided, and where possible included		
			as part of landscaping schemes.		
			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.		
			Reasoned Justification		
			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.		
			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.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>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.</li> <li>6.36 New structural landscaping shall be provided to the eastern boundary of</li> </ul>		
			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 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.		
			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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			bunding which can control noise, although this will depend on the precise uses proposed.  Swaffham Saved Employment Allocations		
			SW2  SW3  SW3  SW3  SW3  SW3  SW3  SW3		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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 will be subject to compliance with adopted Core Strategy policies and:		
			-Access provided only from the Eco-Tech Employment Area; -Provision of a landscape buffer between the development and the A47 trunk road; and -Development will not commence until vacant, developable land in the existing Eco-Tech centre has been developed.		
			Reasoned Justification		
			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.		
			6.39 The site is of an irregular shape which will limit opportunities for large		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
			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.  6.41 The site is well related to the A47 and the location was concluded by Breckland Council's Employment Land Review (2006) as being attractive to the market.		
			Saved Policy - Policy SW3		
			Land to the West of the Eco-Tech Employment Area		
			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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<del>policies and:</del>		
			Access is provided only from the Eco-Tech Employment Area; Provision of adequate planting and landscaping on exposed boundaries of the site; -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;		
			Provision of pedestrian/cycle access from West Acre Road; Investigation and remediation of possible ground contamination; and Development will not commence until the land allocated by Policy SW2 has been implemented.		
			Reasoned Justification		
			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 Strategy policy and		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			the content of PPS23 'Pollution' and PPG24 'Noise'.  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.  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.  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		Consideration
			contribute to the employment needs for Swaffham identified in the Core Strategy.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>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.</li> <li>6.47 The detailed Water Cycle Study (2010) identifies that there is a lack of strategic 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.</li> <li>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 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.</li> </ul>		
			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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with pro	pposed Modification	Reason for change	Potential significant effect requiring further consideration
			6.50 The site Employment Land Policy  New Employ  (a) Amount of Land amounting Shall be provided locations which should be provided by the supply and delivery as indications with the supply and delivery as indications.	s well related to the A47 and the location is concluded by the and Review (2006) as being attractive to the market.  Policy TH30  ment Land  of Employment Land and Location  g to at least 22 hectares for new employment development ed within the Thetford Urban Extension. This shall be in a provide good access to the A11 trunk road and the land ided as appropriately serviced. This shall include mains services electricity and gas brought to site in order to ensure timely livery of land to the commercial market. The provision of the 22 uployment land in the urban extension should be phased for icated in the table below:  Are  Are		Consideration
			Near Tesco	4.0H a		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with pr	oposed	Modification	Reason for change	Potential significant effect requiring further consideration
			<del>Lodge Way</del>	<del>14.5</del> <del>Ha</del>			
			Off Croxton Road	2.5H a			
			Off Norwich	7.2H			
			the same broad following:  It is accessed with secondare. The actual shadonument; Appropriate so Scheduled Monament and buffer to exit and	by busing accessive ape of the creening onument isting response to the creening onument isting response to the creening occurrence to the creening occurrence to the creening response to the creeni	laced by the Lodge Way allocation (in table above), in on, for employment development subject to the ness related traffic from Wyatt Way and Lodge Way only, a from Croxton Road for public transport only; ne allocation is amended to reflect the Scheduled is provided which enhances the setting of the and acts as sidential development; or B1 (business) and B8 (storage and distribution) use; ease of access by buses and walking and cycling.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			(b) Layout and Design Principles		
			Planning applications for employment land should have regard to the following principles in order to make the new employment areas in Thetford attractive, integrated into the town, quality places and attract a wide range of tenants:		
			-Convenient access by walking, cycling and public transport; -Well connected to the rest of the town; -Screening from the existing and future neighbouring residential uses; -Ensure appropriate and sympathetic boundary treatments to key road frontages within employment		
			areas using native hedgerow planting with fencing set behind;		
			-Ensure car parking and service yards are clear of road frontages, particularly to the A1066; -Quality tree planting and landscaping; -Efficient use of land; -Provide for a wide range of land uses in order to attract a wide range of tenants; -Designed to provide a quality working environment and image, including the gateways into the site; -Innovative waste and recycling infrastructure; -Design out crime; and -Potential for biodiversity to be provided for.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Reasoned Justification		
			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. 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.		
			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.		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.		
			<ul> <li>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 of noise.</li> <li>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.</li> </ul>		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>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.</li> <li>Design Principles</li> <li>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 CABE 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.</li> <li>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.</li> </ul>		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			6.59 In terms of new employment proposals, continuous engineered bunding/banking 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.		
MM139	195	Supportin g Text EC 03: Paragrap h 6.67	Amend paragraph 6.67 as follows to create two paragraphs 6.67 and 6.68:  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. 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:  "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	To reflect the findings of the General Employment Area Topic Paper	No – the proposed Main Modification only clarifies terminology.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			theatres, museums, galleries and concert halls, hotels and conference facilities)."  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.		
			Insert a new paragraph after new paragraph 6.67  6.68 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.  6.69 In all cases the marketing process requires that the premises were appropriately and extensively marketed for a minimum of twelve months, unless it can be demonstrated by the applicant that this is not appropriate. Evidence of marketing can include, but is not limited to: Copies of the letter(s) of instruction to the Commercial Agent and dated copies of the Agent's	To reflect the findings of the General Employment Area Topic Paper	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			enquiries and how these where pursued. At the culmination of the marketing period, there is an expectation that there would be a written submission from the Commercial Agent (or other specialist) as to the reasoning the site has not been taken up for the use for which it was marketed. In all cases, prospective applicants are advised to agree an appropriate marketing strategy prior to the submission of a planning application.		
MM140	195	Policy EC 03	Amend policy EC 03 as follows:  Policy EC03 General Employment Areas  Sites that are identified as General Employment Areas, employment allocations that have not been superseded by this Plan and proposed employment allocations in this Plan, as illustrated 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:  1. It is not a town centre use <sup>1</sup> , 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	To reflect the findings of the General Employment Area Topic Paper	Yes – the proposed Main Modification makes additions to the sites that should be subject to this policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			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.  Proposals for mixed-use development in identified employment areas will be supported provided that they:  • incorporate a significant employment element (B1, B2 and B8 uses);  • Are compatible with existing employment uses;  • support the improvement of an employment area that is in need of upgrading; and  • are compatible and Đdo not constrain the operations of adjoining businesses.; and  • Are capable of reinstatement for business and industrial use.  Where the site is considered as having no reasonable prospect of coming into use justification would be needed as to whether the site no longer suitable, available and/or		consideration
			economically viable, including evidence of appropriate marketing and future market demand.  1 unless it is a proposal for mixed use development		
MM141	197	Policy	Add additional new subtitle and text at the end of Policy EC04:	To provide	Yes – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		EC 04	Existing Employment (Outside General Employment Areas, employment allocations that have not been superseded and proposed employment allocations)  Employment uses in locations outside of those outlined in Policy EC 03 are considered important to the economy, particularly those in rural areas.  Proposals that will result in a permanent loss of employment uses with no alternative proposed will be considered on their own merits. The loss will be weighed in the planning balance, taking into account factors such as the long term sustainability of the location, individual site constraints and the existing and potential market demand for employment uses.	further protection to employment uses that do not site within a General Employment Area or a proposed or not superseded allocation.	proposed Main Modification adds additional requirements to the policy.
MM142	201	Supporti ng text EC 05: Paragrap h 6.78 to Table 6.3		Figures not updated, table not required as figures are shown in the policy and supporting evidence.	No – the figures are included in the associated policy so removal from the supporting text would not have an effect.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			estimated at less than 43% and there are high levels of "leakage" outside of the District to higher order centres. The 20178 Addendum reinforces this finding with levels of leakage from the market town catchment areas to outside of the District ranging from 654.8% within Attleborough to 42.5% in Watton.		
			6.80 In the face of increasing competition from nearby higher order centres the 2014 Retail Study concluded that it would be appropriate and realistic to plan to maintain market shares across the District whilst maintaining the vitality and viability of the town centres.		
			Remove Table 6.3 Summary of Comparison and Convenience Floorspace Projections 2017-2036		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with propos	sed Modificati	on			Reason for change	Potential significant effect requiring further consideration
			Settlement	Net Convenience F Floorspace sq m	Retail Net Comparis Floorspace sq m		s Food and ge Floraspace sq m		
			Thetford	862	3669		925		
			Dereham	1950	5220		849		
			Attleborough	1025	1242		820		
			Swaffham		694		220		
			Watton	491	1172		181		
			Other Breckland	141	92		506		
			Total	2783	12199		3502		
MM143	201	Policy EC 05	Replace figures in	table:				To reflect corrected and updated	Yes – the proposed Main Modification
			Town	Hierarch y	Convenience Requirement (net sq m)	Compari son Require ment (net sq m)	Food and beverage (gross sq m)	evidence - Breckland Retail and Town Centre Study Second Addendum	alters the amount of retail floor space requirement and the policy
			Thetford	Key Centre	<del>862</del> <u>1,509</u>	<del>3669</del> 2,986	<del>925</del> 757	(May 2018) LP/ER/3AA	now makes it clear that small
			Dereham	Main	<del>1950</del> <u>839</u>	<del>5220</del>	849		scale retail

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with propo	sed Modifica	ation			Reason for change	Potential significant effect requiring further consideration
				centre		4,793		Ц	development
			Attleboro ugh	Medium town centre	<del>1025</del> <u>578</u>	1242 1,016	820		should be delivered at Attleborough
			Swaffham	Medium town centre	0	<del>804</del> <u>737</u>	220		and Thetford.
			Watton	Medium town centre	<del>491</del> <u>514</u>	1172 1,048	181		
			Amend wording of  For the Key Settler of the retail need to small scale service expanded community and Attle 2,400 sq m gross gross floorspace A has been informed should be	ments of Attle for the plan perovision in the provision in the hities. Retail perough will be borough will be floorspace A1- 1-A5 use in A	eborough and The eriod will be metathe the Strategic Urboroposals for the personal supported wheat the borough in a	etford, a significthrough development of the strategic Urbar ere they seek tord and up to 1 local parade fo	opment of to serve the n Extensions in o deliver up to ,900 sq m rmat, which	Clarification of policy requirements	
MM144	210	Policy	Revise policy word	ing as follows	S:			To ensure that	Yes – the

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		EC 07	Policy EC07 Tourism Related Development  The creation, enhancement and expansion of existing 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; the environment and infrastructure can accommodate the visitor impact; and proposals would be of a suitable scale and type for its-their location.  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.	there is a distinction between new tourism proposals and tourist destinations that already exist.	proposed Main Modification alters the requirements of the policy.
			Proposals for new tourism related development Leisure, tourism and cultural development proposals and visitor accommodation attracting a significant number of visitors should be located within, or be accessible to the five market towns. Smaller development proposals involving new tourism related development should be of a suitable scale and type to protect the character of the townscape and landscape within which they are situated.  All Ddevelopment proposals will be assessed against the extent to which they meet the following criteria:  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		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>brownfield land;</li> <li>Are accessible by sustainable modes of transport and / or are in close proximity to existing visitor attractions—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;</li> <li>Offer the potential to improve access to rights of way, and/or green infrastructure; and</li> <li>In the case of proposals in the countryside, demonstrate the need for a rural location for that development.</li> <li>Support agricultural diversification of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses.</li> <li>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.</li> <li>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.</li> </ul>		
MM145	213	Supporti ng text COM 01: Paragrap h after	Insert new paragraph after paragraph 7.9:  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	To provide clarification to support final paragraph of policy COM 01.	No – the proposed Main Modification provides information on

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		7.9	constructive dialogue at the pre-application stage.		a preferred procedure only.
MM146	214	Policy COM 01	Revise the text after criteria O to state the following:  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.  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.  In some cases the Council will request the involvement of a developer funded Design Review, subject to viability.	To provide additional clarity to the policy.  The policy has also been amended to included reference to viability in relation to Design Reviews.	Yes – the proposed Main Modification would potentially remove the requirement for Design Review; further considered is needed to understand the effects of this.
MM147	218	Policy COM02	Revise Policy COM02 as follows:  All new development (excluding minor applications) will be expected to:  - 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;  - facilitate enhanced health and well being through the provision of	To add clarity for when health impact assessments and healthy urban planning checklists will be required.	Yes – the proposed Main Modification changes the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>conditions supportive of good physical and mental health (such as enabling physical activity); and</li> <li>reduce, where possible, disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.</li> </ul>		
			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.  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.  Developers will be expected to demonstrate the above, through the following complete and submit the following with planning applications:  i. A Health Impact Assessment for large and complex proposals where the		
			Council consider there are likely to be clear health implications from the proposal;  ii. A Healthy Urban Planning Checklist for developments of 5		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			dwellings/1,000m2 of non-residential development or more.  iii. An assessment of the likely impact of the development on air quality, for developments of 5 dwellings/1,000m2 of non-residential development or more, in or impacting on areas identified as 'at risk' of exceeding air quality objectives.  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)		
MM148	218	Supporti ng text Paragrap h 7.18	Amend the paragraph as follows:	For additional clarity	No – the proposed Main Modification only adds further information on what is a requirement of the associated policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			organisations in Norfolk, March 2017)		
MM149	219	Policy COM03	Revise the policy as follows:  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, especially on the living conditions of occupants, regard will be had to the following: amenity considerations:	To provide greater clarity within the policy	No – the proposed Main Modification would better word the policy to avoid confusion, but would not affect its aims.
			<ol> <li>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; The protection of adequate areas of usable and secluded private amenity space for the occupiers of existing dwellings;</li> <li>The provision of adequate areas of usable and secluded private amenity space for the occupiers of proposed dwellings, in keeping with the character of the immediate surrounding areas;</li> <li>Overlooking of windows of habitable rooms and private amenity space;</li> <li>Overshadowing of private amenity space;</li> <li>Loss of daylight and/or sunlight to existing windows of habitable rooms;</li> <li>Odour, noise, vibration or other forms of nuisance such as artificial light pollution, insects and vermin; and</li> <li>Other forms of pollution (including contaminated land, dust, air</li> </ol>		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			pollution, for example the emission of particulates etc).		
MM150	219	Supporti ng text Paragrap h 7.25	Amend the first sentence of the paragraph to state:  The Local Plan aims to support thriving <u>urban and</u> rural communities. <del>whilst protecting the intrinsic character and beauty of the countryside.</del>	To ensure it aligns with the requirements of the NPPF	No – the proposed Main Modification relates to an overarching statement rather than a policy to be implemented.
MM151	221	Policy COM04	Proposals for the provision and retention of community facilities will be supported.  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.  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:	To add clarity to the policy	Yes – the proposed Main Modification would change the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			<ul> <li>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 or</li> <li>An equivalent facility in terms of quality is provided to serve the same community in an accessible location. or;</li> <li>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.</li> <li>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.</li> <li>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).</li> </ul>		
MM152	222	Policy INF 01	Add additional wording to first bullet point:  The Council will support proposals for the provision and improvement of telecommunications infrastructure provided that:  •The installation and any associated apparatus is sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety, the historic environment and the character and appearance of the area where it would be sited;	To ensure due regard is made to the impact of telecommunica tions development on the historic environment	Yes – the proposed Main Modification would change the requirements of the policy.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM153	224	Policy INF 02	Amend first paragraph of policy as follows:  The Council will secure site specific developer contributions for developments of 11 or more dwellings (which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area)), excluding rural exception sites, in order to properly service, manage and mitigate the impact of development, subject to viability, which	For additional clarity in the policy and for consistency with national policy (particularly paragraph 173 of the NPPF)	Yes – the proposed Main Modification would change the requirements of the policy.
			Amend policy clause 4:  4. Pedestrian and highway safety improvements necessary to mitigate the impact of development on the wider highway network and to secure satisfactory access to the development;	Clarify obligations also must mitigate the impact of development on the wider highway network	
			Policy INF 02, delete policy clause 8, add new wording at the end of the policy:  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:  7. The delivery of environmental infrastructure (biodiversity management, landscaping, flood defences, SUD's, waste management) and, where	To provide clarification that phasing of development should align with the provision of infrastructure.	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			necessary their maintenance; and  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  9. The delivery of any other infrastructure requirements in a made Neighbourhood Plan.  The delivery of development will need to align with the provision of infrastructure. As such, development may require to be phased to ensure the provision of infrastructure in a timely manner. Planning obligations may be used to secure the phasing arrangement. Commuted payments will be sought		
MM154	225	Impleme	to secure the necessary future maintenance of infrastructure.  Remove para 8.19	To avoid	No – the
		ntation Strategy	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:  *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.	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	proposed Main Modification relates to information from the IDP. Removing this text would not affect the implementation of the Plan.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
				date	
				information at	
				that time.	NI - H
			After paragraph 8.20, insert following text:	In order to	No – the
			The Council is committed to delivering growth in accordance with the policies	strengthen the	proposed
			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	Implementatio n Strategy	statement sets out a clear
			the Authorities Monitoring Report (AMR). The AMR will contain monitoring	пзпатеду	approach that
			indicators, which provide a trigger for the Council to act in accordance with		the authority
			this policy.		will take to
			tris policy.		ensuring the
			If the AMR indicates that the overall level of growth and/or that the delivery		Local Plan's
			of specific development allocations are not being achieved, the Council will		implementation
			take a proactive approach to overcome issues affecting implementation,		is monitored
			through the use of the following measures, where appropriate:		and measures
					taken in future
			1. Undertake an assessment of the relevant policy and implementation		years if delivery
			procedure to establish the issues affecting delivery; and/or,		is not achieved.
			2. Review the delivery of site-specific allocations; and/or		However, there
			3. Review the mechanisms for financial contributions to development,		are no direct
			which may be impacting on development viability; and/or		specific policy
			4. Consider external funding opportunities accessible to either the		implications
			developer or the Council such as grants or loans to aid delivery; and/or		arising from the
			5. <u>Develop further working relationships with various partners across the</u>		modification
			public, private and voluntary sectors in order to look at ways to		that would
			facilitate implementation; and/or,		affect the

Ref. nu (Si	age umber sub- ission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
MM155 226	95	Policy INF 03 (New)	<ul> <li>6. Consider the preparation of Supplementary Planning Documents to provide clearer guidance as to how policies should be implemented and/or</li> <li>7. Consider a partial or full review of the Plan, where considered necessary.</li> <li>Policy INF03 sets out the Council's commitment to undertake an immediate partial review of the Plan, with regard to housing, non-travelling gyspy and travellers, accessibility of homes standards and economic development. This shall be completed and submitted for examination 3 years after the date of adoption of this Plan or by June 2022, whichever is soonest.</li> <li>Policy INF 03: Local Plan Policy Review</li> <li>The Council will undertake an immediate partial review of the Plan, with regard to the following matters:</li> <li>Policy HOU 01 Development Requirements (minimum): To consider housing need and the subsequent strategy for meeting the identified need.</li> <li>Policy HOU 08 Gypsy and Travellers: To consider the needs of non-travelling gypsy and travellers and identify suitable provision to meet such a need.</li> <li>Policy HOU 10 Technical Design Standards for New Homes: To consider the accessibility of homes standards.</li> <li>Policy EC 01 Economic Development: To consider the effect of the dualling of the A47 on the Plan's economic strategy.</li> </ul>	To allow for review of the Plan.	specific implementation of the Local Plan and its impact upon sustainability objectives.  Yes – the main modification is a proposed new policy that has not yet been subject to SA.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			The partial review of the Plan will be submitted for examination 3 years after the date of adoption of this Plan or by June 2022, whichever is soonest. In the event that the review is not submitted for examination by this time, then the Council's policies that relate to the supply of housing, economic development and gypsy and travellers will be deemed to be out-of-date.		
MM156	227	Appendi x 1 Housing Trajector y	Complet s 346 329 425 491 619 793  SHMA 612 612 612 612 612 612 612 612 612 612	position in the District.	No – the revised trajectory reflects factual housing monitoring and forecast delivery. Any adjustment to housing delivery numbers and scale of proposed allocated will be reflected within the relevant policy and the implications for

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with	propos	sed Mo	odifica	ntion							Reason for change	Potential significant effect requiring further consideration
				2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34		the effects of the plan upon
			Completions												sustainability
			SHMA Requirement	612	612	612	612	612	612	612	612	812	612		objectives considered in
			Annualised Housing Target Liverpool Shortfall Requirement	647	647	647	647	647	647	647	647	647	647		that context.
			Revised annual - stopped without shortfall	622	622	622	622	622	622	622	622	622	622		
			Stepped trajectory with shortfall split via Liverpool methodology	657	687	657	657	657	657	657	657	657	657		
			Projected Dample tions	713	610	800	800	697	590	534	580	530	560		
			Replace hou in Appendix					endix	1 with	revised	d versic	on (as s	shown		
MM157	236	Appendi	Replace Ma	o 5 as 1	follows	: Map.!	5 Gress	enhall	Settler	nent B	oundar	У		Technical error:	Yes – Whist no

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
		x 3 Settleme nt Boundari es	The state of the s	Map should depict only Gressenhall and not both Gressenhall and Beetley	new settlement boundaries are identified, the amendments identified to these boundaries that are associated with Policy GEN05 on Settlement Boundaries should be taken into account in assessment of the effects of the Main Modifications.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Gressental Settlement Bound  The settlement		
	238		Replace map 7 as follows: Map.7 Hockham Settlement Boundary	Settlement boundary redrawn	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			PROCESSOR TO STATE OF THE PROCESSOR AND ADMINISTRATION OF THE PROC	around residential curtilages of properties in Kingshill	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Brocklane  Brocklane		
	244		Replace Map 13 as follows: Map. 13 Saham Toney Settlement Boundary	Settlement boundary redrawn	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			To a superior and the s	around new built development to the west of Cley Lane	
	248				

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			Replace Map 17 as follows: Map.17 Yaxham Settlement Boundary	Settlement boundary redrawn to reflect planning permissions to the east and south east of Yaxham	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			D 100 200 Transcription of the Character devices of the Market Character of the Character o		
MM158	249	Appendi	Replace table in Appendix 4 and amend title to provide correct reference to	To ensure that	No – the
		x 4	the status of adopted policies. See Appendix 4 of this document to view the proposed replacement table.	a comprehensive	proposed Main Modification
			proposed replacement table.	list of	ensures a
			Saved Policies	superseded	comprehensive

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification		Reason for change	Potential significant effect requiring further consideration
			Table .1 List of Saved Policies		policies is included within the plan.	list of all the existing
			Policy	<del>Document</del>	пе рып.	planning policy is provided for
			Policy TH 4-Transport - Achieving Modal Shift	Thetford Area Action Plan (TAAP), 2012		clarity. It would not
			Policy TH 5-The Impact of Change on Pedestrians, Cyclists and Buses	Thetford Area Action Plan (TAAP), 2012		affect how many/which
			Policy TH 6-Thetford Bus Interchange	Thetford Area Action Plan (TAAP), 2012		ones would be superseded,
			Policy TH 7-Thetford Railway Station	Thetford Area Action Plan (TAAP), 2012		deleted or not superseded.
			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	Thetford Area Action Plan		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification		Reason for change	Potential significant effect requiring further consideration
			Features of the Landscape	<del>(TAAP), 2012</del>		
			Policy TH 22 Gallows Hill	Thetford Area Action Plan		
			Scheduled Monument	<del>(TAAP), 2012</del>		
			Policy TH 23-Existing Buildings in	Thetford Area Action Plan		
			the Thetford Urban Extension	<del>(TAAP), 2012</del>		
			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	Thetford Area Action Plan		
			Station in the Urban Extension	<del>(TAAP), 2012</del>		
			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		
			Policy TH 31 New Local Centre(s) in the Urban Extension	Thetford Area Action Plan (TAAP), 2012		
			Policy TH 32 Connecting to a Decentralised Energy Supply	Thetford Area Action Plan (TAAP), 2012		
			Policy TH 33 Education provision in the Thetford Urban Extension	, ,		
			Policy TH 34- New Health Facility	Thetford Area Action Plan		

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification			Reason for change	Potential significant effect requiring further consideration
			in the Urban Extension	<del>(TAAP), 2012</del>			
			Policy TH 35 Community Buildings	Thetford Area Action Plan (TAAP), 2012			
			Policy TH 37 Regeneration Proposals in Existing Residential Areas	Thetford Area Action Plan (TAAP), 2012			
MM159	250	Propose d new Appendi x: Appendi x 5	HOU 04 Methodology  Criteria 2 of Policy HOU 04 limits new settlements with boundaries to a 5% adoption of the plan. This methodolo dwellings have been calculated for earn maximum number of dwellings which period for each settlement. This rup to date information for each of the dwellings and planning permissions. provides the basis for the 5% calculate of dwellings to be built in each of the To set the current baseline number of the settlement.	increase in dwellings from the gy sets out how the baseline ach settlement with boundaring could be permitted within the nethodology provides the more settlements regarding resident tion, which sets a target for exettlements.	ne date of level of es and the ne plan est accurate, ential able below, the number	To give further clarity to policy HOU 04 and set out how many new dwellings would be expected to be built within each of the rural settlements with settlement boundaries	No – the proposed main modification does not set the 5% increase limit; it provides information of how many units that would be based on current data.
			boundary, the Council have used the			over the plan	
			on a Geographic Information System	<b>3</b>		period.	

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed I			Reason for change	Potential significant effect requiring further consideration
			team at Breckland Courwithin the District including and the Spatial Information applications, building control of the Spatial Information applications, building control of the Spatial Information applications, building control is considered to be within the District.  The Address Points with baseline for the current settlement. Only those ', 'Dual Use' (A property 'Land, Development, Developm	ncil and contains the address points which were yellopment Sites' (sites were then crossed a residential use. Those ment Sites' were then crossidential use.	dary were counted as a operties within each residential and office) and with planning permission) were ed as 'Dual Use' were checked entries defined as 'Land, as checked with the Housing sed by the Planning Policy and is updated at each		
			<u>Settlement</u>	Number of Dwellings within the settlement boundary*	5% growth – Number of dwellings to be built over the plan period to 2036		

Mod. Ref.	Page number (Sub- mission)	b- Site / Para. /	Text with proposed Modification			Reason for change	Potential significant effect requiring further consideration
				(including planning permissions to 31/03/2018).			
			Beeston	<u>121</u>	<u>6</u>		
			<u>Beetley</u>	406	20		
			<u>Carbrooke</u>	167	8		
			Caston	128	6		
			Eccles Road	120			
			(Quidenham)		<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>		
			North Lopham	<u>245</u>	<u>12</u>		
			<u>Rocklands</u>	<u>159</u>	8		
			Saham Toney	<u>667</u>	<u>33</u>		
			<u>Shropham</u>	117	<u>6</u>		
			<u>Thompson</u>	117	<u>6</u>		
			<u>Weasenham</u>	<u>118</u>	<u>6</u>		
			Yaxham (including	<u>363**</u>			
			Clint Green)		18		
			<u>Total</u>		234		
				as defined in the pre-sub	mission publication policies		
	1	1	<u>maps</u>				

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			** This figure does not include 3PL/2016/1499/O for 25 dwellings (allowed on appeal on 14/05/2018)		
MM160	251	Glossary	Update the text regarding the Authorities Monitoring Report (AMR) as follows:  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 reviewed. Changes will be implemented through a revised Local Development Scheme.	To ensure that terminology is consistent	No – the proposed Main Modification is to correctly explain the AMR process only.
			Insert definition of Major Development:  'major development' is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 and is defined as:  "major development" means development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where — (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5	To ensure that Major Development is defined within the Local Plan.	No – the proposed Main Modification is for additional information only and would not affect the implementation of the Plan.

Mod. Ref.	Page number (Sub- mission)	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for change	Potential significant effect requiring further consideration
			hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (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 (e)development carried out on a site having an area of 1 hectare or more;		Consideration

#### **Changes to the Policies Maps**

Map Title	Proposed change	Reason
Attleborough	Amend Attleborough SUE boundary to reflect planning permission	To provide clarity to the location and boundary of the site to which Policy GEN 04 applies.
Dereham	<ul> <li>Amend General Employment Area boundary at Rashes Green Industrial Estate, Dereham to remove retail area at the north east corner of the GEA. See Appendix 2</li> </ul>	To ensure the designation fully reflects the extent of the GEA.
	<ul> <li>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. This change additionally alters the settlement boundary to align with the boundary of site LP[025]007 and the area north east of the site for consistency.</li> </ul>	In recognition of site constraints leading to amended boundary and for consistency in the approach to settlement boundaries.
Great Ellingham	Amend the settlement boundary to accurately reflect planning permissions	Correction
Great Hockham	Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
	Settlement boundary redrawn around residential curtilages of properties in Kingshill	Correction
Gressenhall	Map should depict only Gressenhall and not both Gressenhall and Beetley	Correction
Griston	Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
Mattishall	Amend the settlement boundary to reflect commitments and completions.	Correction
Mundford	Amend Map to show SPA buffer for Stone Curlew - 1km grid cells	To depict the orange cell area to which policy ENV

	where less than half the area surveyed (orange cell areas)	03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
Narborough	<ul> <li>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</li> </ul>	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
Necton	<ul> <li>Amend the error with the drawing of the site (LP[067]011)</li> </ul>	Correction
North Elmham	<ul> <li>Amend the settlement boundary to reflect the allocation (LP[070]007)</li> </ul>	Correction
Roudham Heath	<ul> <li>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</li> </ul>	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
Saham Toney	<ul> <li>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</li> </ul>	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
	<ul> <li>Settlement boundary redrawn around new built development to the west of Cley Lane</li> </ul>	Correction
Shipdham	<ul> <li>Amend boundary of Shipdham Residential Allocation 1 to accurately reflect the allocation.</li> </ul>	Correction
Swaffham	<ul> <li>Amend General Employment Area boundary at Eco-tech Business Park, Swaffham to remove retail permission. See Appendix 2</li> </ul>	To ensure the designation fully reflects the extent of the GEA.
	<ul> <li>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</li> </ul>	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
Thetford	<ul> <li>Amend General Employment Area boundary at Burrell Way industrial estate to exclude permitted residential and retail development. See Appendix 2</li> </ul>	To ensure the designation fully reflects the extent of the GEA.
	Amend Map to show SPA buffer for Stone Curlew - 1km grid cells	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats

	where less than half the area surveyed (orange cell areas)	Regulation Assessment (LP/S/4).
Watton	Amend General Employment Area (GEA) boundary at Threxton Road, Watlington to exclude the residential curtilage of properties to the north east corner of the GEA. See Appendix 2	To ensure the designation fully reflects the extent of the GEA.
	<ul> <li>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</li> </ul>	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
Weeting	<ul> <li>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</li> </ul>	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).
Yaxham	Settlement boundary redrawn to reflect planning permissions to the east and south east of Yaxham	Correction
Green Infrastructure Policies Map	Create an additional Policies Map to show green infrastructure corridors linked to Policy ENV 01.	To aid implementation of policy ENV 01

#### Appendix 1 Table HOU 02

Tier of Hierarchy	Settlement	Total completions 1 April 2011 to 31 March 20178	Total commitments 01/04/2011 to 31/03/2018	Allocations not superseded	Decisions awaiting s106 (including proposed allocations)	Proposed allocation(allocations with planning permission or decision to grant identified in previous columns)^	<u>Total</u>
<u>Key</u> <u>Settlements</u>	<u>Attleborough</u>	<u>515</u>	<u>1180</u>		8 (Warrens Lane 3PL/2016/0486/H)	<u>2680</u>	<u>4383</u>
	<u>Thetford</u>	<u>323</u>	<u>3343</u>			<u>0</u>	<u>3666</u>
Market Towns	<u>Dereham</u>	<u>401</u>	<u>359</u>	<b>220</b> (D2)	48 (Greenfields Road, allocation 3): 3PL/2016/0952/O)  216 (Land off Swanton Road: 3PL/2015/1487/O)	540	<u>1784</u>

	<u>Swaffham</u>				<u>525</u>		
					185 (South of Norwich Road, allocation 4: 3PL/2015/0917/O)		
		<u>496</u>	360	<b>97</b> (SW1)	165 (north of Norwich road, allocation 6: 3PL/2015/0550/O)  175 (west of Watton Road, allocation 3: 3PL/2016/0068/O)	<u>75</u>	<u>1553</u>
	<u>Watton</u>	<u>548</u>	883			<u>205</u>	<u>1636</u>
	Ashill	39	<u>39</u>		7 (Hale Road 3PL/2017/1077/O)	<u>20</u>	105
	<u>Banham</u>	<u>17</u>	<u>58</u>			<u>42</u>	<u>117</u>
Local Service Centres	Bawdeswell	<u>8</u>	<u>41</u>			0 (40 included within completions and commitments)	<u>49</u>
<u>centres</u>	<u>Garboldisham</u>	<u>10</u>	<u>5</u>			<u>35</u>	<u>50</u>
	Great Ellingham	<u>36</u>	<u>159</u>			<u>0</u>	<u> 195</u>
	<u>Harling</u>	<u>126</u>	<u>39</u>			<u>85</u>	<u>250</u>
	<u>Hockering</u>	<u>6</u>	<u>67</u>			<u>25</u>	<u>98</u>
	Kenninghall*	<u>27</u>	4			15 (20 to be delivered through HOU	<u>66</u>

				03)	
<u>Litcham*</u>	3	7		0 (22 to be delivered through HOU	<u>32</u>
<u>Mattishall</u>	<u>26</u>	111	<b>12</b> (Kensington Forge: 3PL/2017/1112/F	<u>03)</u> <u>0</u>	149
<u>Narborough</u>	92	18	10 (Land north of 1- 14 Swaffham Rd: 3PL/2017/1046/O)	<u>40</u>	160
Necton*	<u>80</u>	124	46 (Erne Farm, allocation 1: 3PL/2016/0983/O)	15 (18 to be met through HOU 03)	<u>283</u>
North Elmham*	<u>12</u>	<u>69</u>		O (allocation for 27 counted in completions and commitments) (14 to be delivered through HOU 03)	<u>95</u>
Old Buckenham*	<u>17</u>	19		20 (17 to be met through HOU 03)	<u>73</u>
<u>Shipdham</u>	<u>75</u>	152		55 (allocation for 23 counted in	<u>282</u>

	Sporle Swanton Morley Weeting	19 84 41	18 15 60			commitments and completions) 35 85	72 184 101
Villages with Boundaries †	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Yaxham (including Clint Green).	<u>206</u>	<u>268</u>	<u>O</u>	<u>O</u>	<u>234</u>	
Villages without boundaries ~	Beachamwell, Besthorpe, Billingford, Bintree, Blo Norton, Bradenham, Bridgham, Brettenham, Brisley, Bylaugh, Cockley Cley, Colkirk, Cranwich, Cranworth, Croxton, Didlington, East Tuddenham, Elsing, Foulden, Foxley, Fransham, Garvestone, Gateley, Gooderstone, Great Cressingham, Great Dunham, Guist, Hardingham, Hilborough, Hoe, Holme Hale, Horningtoft, Ickburgh, Kempstone, Kilverstone, Lexham, Lt Cressingham, Lt Dunham, Lt	<u>286</u>	<u>247</u>	<u>O</u>	6 (Land off Bridge Street: 3PL/2017/1500/0)	<u>O</u>	<u>1247</u>

<u>Total</u>		3493	<u>7645</u>	<u>317</u>	878	<u>4297</u>	16,630 (8.7% buffer)
	Whinburgh, Whissonsett, Wretham						
	Wellingham, Wendling,						
	Thompson, Tittleshall, Tottington, Twyford,						
	Stow Bedon, Sturston,						
	Sparham, Stanfield, Stanford,						
	Snetterton, South Acre, South Lopham, South Pickenham,						
	Rougham, Scarning, Scoulton,						
	Riddlesworth, Roudham,						
	<u>Pickenham, North Tuddenham,</u> <u>Ovington, oxborough,</u>						
	Buckenham, Newton, North						
	Merton, Mileham, Narford, New						
	Ellingham, Longham, Lynford,						

<sup>\*</sup>Housing Allocation unable to meet Local Plan Housing Target. Policy HOU 03 applies to these villages

<sup>†</sup>Policy HOU 04 applies to these villages

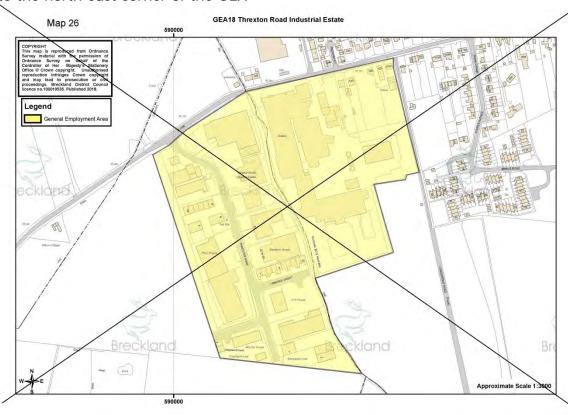
<sup>~</sup>Policy HOU 05 applies to these villages

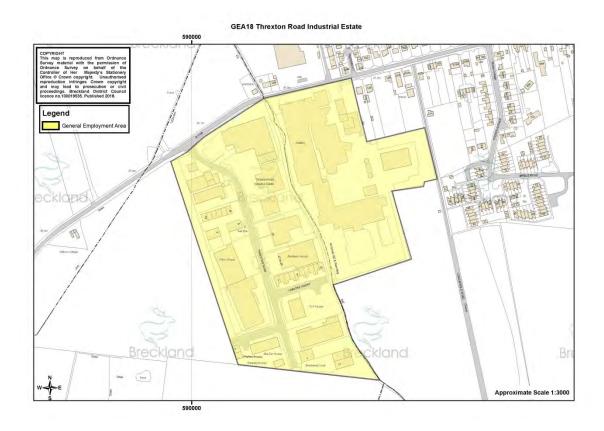
<sup>^</sup>Neighbourhood Plans can seek to exceed housing targets



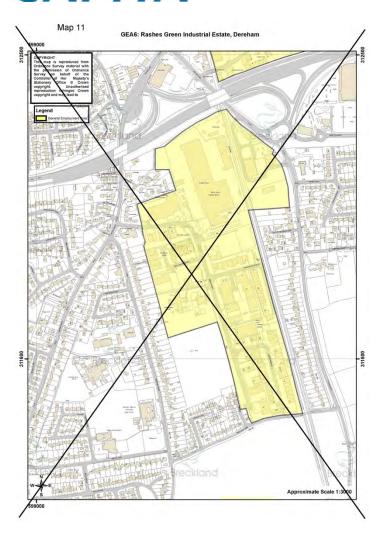
#### **Appendix 2 Proposed modifications to General Employment Area Boundaries**

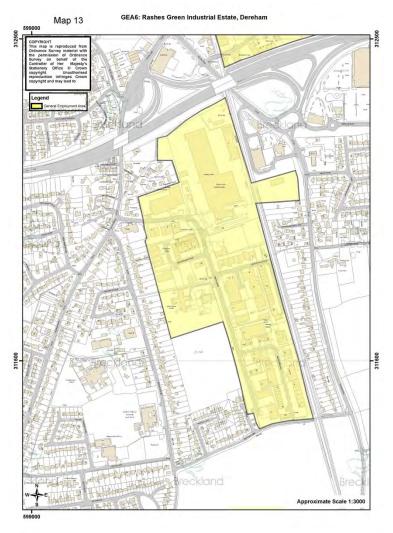
Amend General Employment Area (GEA) boundary at Threxton Road, Watlington to exclude the residential curtilage of properties to the north east corner of the GEA



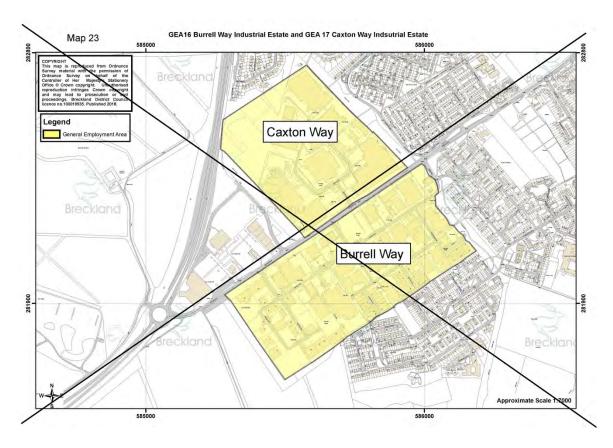


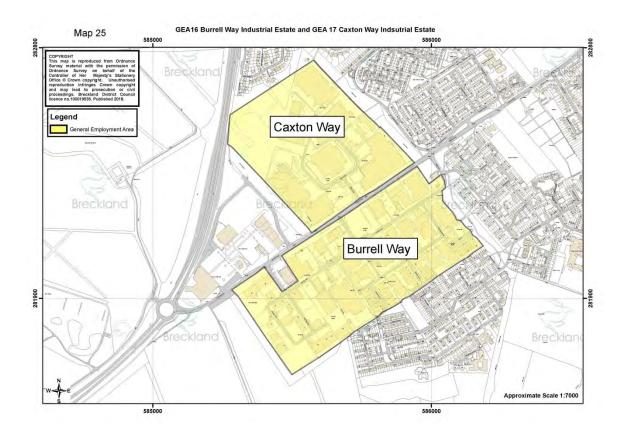
Amend General Employment Area boundary at Rashes Green Industrial Estate, Dereham to remove retail area at the north east corner of the GEA.



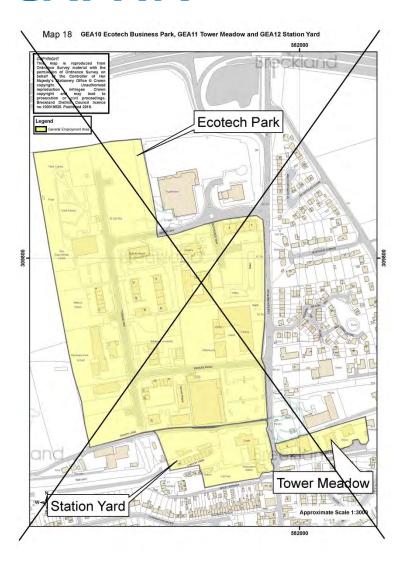


Amend General Employment Area boundary at Burrell Way industrial estate to exclude permitted residential and retail development





Amend General Employment Area boundary at Eco-tech Business Park, Swaffham to remove retail permission.



Map 20 GEA10 Ecotech Business Park, GEA11 Tower Meadow and GEA12 Station Yard Breckland **Ecotech Park Tower Meadow** Station Yard

#### **Appendix 3 Housing Trajectory**

-	Completions	Policy HOU01 using Requirement	Housing Requirement plus shortfall split via Sedgefield Methodology	<u>Large Sites with</u> <u>Planning Permission</u>	<u>Small Sites with</u> <u>Planning Permission</u>	Sites with resolution to grant planning permission	Not Superceded Allocations	Local Plan Allocations	Policy HOU03 and HOU04	Windfall Development	<u>Total Completions</u>
<u>2011/</u> <u>12</u>	<u>342</u>	<u>612</u>	-	_	-	_	-	-	_	_	_
2012/13	<u>321</u>	<u>612</u>	_	_	I	_	_	_	_	_	_
2013/14	<u>416</u>	<u>612</u>	_	_		_	_	_	_	_	_
2014/15	<u>486</u>	<u>612</u>	_	_	_=	_	_	_	_	_	_
<u>2015/16</u>	<u>609</u>	<u>612</u>	_	_	_	_	_	_	_	_	_
2016/17	<u>789</u>	<u>612</u>	_	_	_	_	_	_	_	_	_
<u>2017/18</u>	<u>530</u>	<u>612</u>	_	_	_	_	_	_	_	_	_
2018/19	_	<u>612</u>	<u>770</u>	<u>353</u>	<u>150</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>503</u>
2019/20	_	<u>612</u>	<u>770</u>	<u>750</u>	<u>150</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>900</u>
2020/21	_	<u>612</u>	<u>770</u>	<u>792</u>	<u>150</u>	<u>109</u>	<u>20</u>	<u>60</u>	<u>20</u>	<u>50</u>	<u>1201</u>
2021/22	_	<u>612</u>	<u>770</u>	<u>580</u>	<u>149</u>	<u>164</u>	<u>50</u>	<u>100</u>	<u>20</u>	<u>50</u>	<u>1113</u>
2022/23	_	<u>612</u>	<u>770</u>	<u>502</u>	<u>149</u>	<u>150</u>	<u>42</u>	<u>210</u>	<u>20</u>	<u>50</u>	<u>1123</u>
2023/24	_	<u>612</u>	<u>612</u>	<u>475</u>		<u>110</u>	<u>40</u>	<u>260</u>	<u>20</u>	<u>50</u>	<u>955</u>
2024/25	_	<u>612</u>	<u>612</u>	<u>386</u>	_	<u>110</u>	<u>40</u>	<u>295</u>	<u>20</u>	<u>50</u>	<u>901</u>
2025/26		<u>612</u>	<u>612</u>	<u>349</u>	_	<u>110</u>	<u>40</u>	<u>240</u>	<u>20</u>	<u>50</u>	<u>809</u>
2026/27		<u>612</u>	<u>612</u>	<u>287</u>	_	<u>80</u>	<u>40</u>	<u>375</u>	<u>20</u>	<u>50</u>	<u>852</u>

2027/28	_	<u>612</u>	<u>612</u>	<u>225</u>	-	<u>45</u>	<u>40</u>	<u>410</u>	<u>20</u>	<u>50</u>	<u>790</u>
2028/29	ı	<u>612</u>	<u>612</u>	<u>173</u>	-	<u>0</u>	<u>5</u>	<u>372</u>	<u>20</u>	<u>50</u>	<u>620</u>
2029/30	ı	<u>612</u>	<u>612</u>	<u>235</u>	ı	<u>0</u>	<u>0</u>	<u>265</u>	<u>20</u>	<u>50</u>	<u>570</u>
2030/31	_	<u>612</u>	<u>612</u>	<u>230</u>	_	<u>0</u>	<u>0</u>	<u>245</u>	<u>20</u>	<u>50</u>	<u>545</u>
2031/32	-	<u>612</u>	<u>612</u>	<u>250</u>	-	<u>0</u>	<u>0</u>	<u>240</u>	<u>21</u>	<u>50</u>	<u>561</u>
2032/33	ı	<u>612</u>	<u>612</u>	<u>250</u>	ı	<u>0</u>	<u>0</u>	<u>240</u>	<u>21</u>	<u>50</u>	<u>561</u>
2033/34	ı	<u>612</u>	<u>612</u>	<u>250</u>	ı	<u>0</u>	<u>0</u>	<u>225</u>	<u>21</u>	<u>50</u>	<u>546</u>
2034/35	Ī	<u>612</u>	<u>612</u>	<u>250</u>	-	<u>0</u>	<u>0</u>	<u>215</u>	<u>21</u>	<u>50</u>	<u>536</u>
2035/36	ı	<u>612</u>	<u>612</u>	<u>230</u>	-	<u>0</u>	<u>0</u>	<u>220</u>	<u>21</u>	<u>50</u>	<u>521</u>
<u>Total</u>	<u>3493</u>	15,300	11,806	<u>6,567</u>	<u>748</u>	<u>878</u>	<u>317</u>	3,972	<u>325</u>	800	13,607

### **Appendix 4 Status of Adopted Policies**

	Superseded/Not Superseded/ Delete	New Local Plan Policy	Reason (where it is proposed to Delete or Not Supersede Policy)
Core Strategy and Developme			
Policy SS 1 Spatial Strategy	Supersede	Policy GEN03	
Policy CP 1 Housing	Supersede	Policy HOU01	
Policy CP 2 The Travelling Community	Supersede	Policy HOU08	
Policy CP 3 Employment	Supersede	Policy EC01	
Policy CP 4 Infrastructure	Delete	n/a	Rely on national planning policy and the infrastructure delivery plan
Policy CP 5 Developer Obligations	Supersede	Policy INF02	
Policy CP 6 Green	Supersede	Policy ENV01	
Infrastructure	•	-	
Policy CP 7 Town Centres	Supersede	Policy EC05	
Policy CP 8 Natural Resources	Delete	n/a	Rely on the NPPF
Policy CP 9 Pollution and Waste	Delete	n/a	Rely on the NPPF
Policy CP 10 Natural Environment	Supersede	Policy ENV 02 and Policy ENV03	
Policy CP 11 Protection and Enhancement of the Landscape	Supersede	Policy ENV05	
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	Supersede	Policy COM03	

Amenity			
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
Policy DC 15 Renewable Energy	Supersede	Policy ENV10	
Policy DC 16 Design	Supersede	Policy GEN02 and	

		Policy COM01	
Policy DC 17 Historic	Supersede	Policy ENV07 and	
Environment		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 & Propo	sals		
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 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	
<b>Adopted Thetford Area Action</b>	n Plan DPD		
Policy TH 1 National Planning	Supersede	Policy GEN1	
Policy Framework -			
Presumption in Favour of			
Sustainable Development			
Policy TH 2 Approach to the	Not Supersede	n/a	For the satisfactory delivery of
Town Centre			development within Thetford
Policy TH 3 New Retail	Supersede	Policy EC05	
Development			
Policy TH 4 Transport -	Not Supersede	n/a	For the satisfactory delivery of
Achieving Modal Shift			development within Thetford
Policy TH 5 The Impact of	Not Supersede	n/a	For the satisfactory delivery of
Change on Pedestrians, Cyclists			development within Thetford
and Buses			
Policy TH 6 Thetford Bus	Not Supersede	n/a	For the satisfactory delivery of
Interchange			development within Thetford
Policy TH 7 Thetford Railway	Not Supersede	n/a	For the satisfactory delivery of
Station			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 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	Not Supersede	n/a	For the satisfactory delivery of

Features of the Landscape			development within Thetford
Policy TH 22 Gallows Hill	Not Supersede	n/a	For the satisfactory delivery of
Scheduled Monument			development within Thetford
Policy TH 23 Existing Buildings	Not Supersede	n/a	For the satisfactory delivery of
in the Thetford Urban			development within Thetford
Extension			
Policy TH 24 Surface-Water	Supersede	Policy ENV09	
Management			
Policy TH 25 Walking and	Not Supersede	n/a	For the satisfactory delivery of
Cycling			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	Not Supersede	n/a	For the satisfactory delivery of
Station in the Urban Extension			development within Thetford
Policy TH 28 Changes to the	Not Supersede	n/a	For the satisfactory delivery of
A11 Trunk Road			development within Thetford
Policy TH 29 Improvements to	Not Supersede	n/a	For the satisfactory delivery of
the Local Road Network			development within Thetford
Policy TH 30 New Employment	Not Supersede	n/a	Site forms part of employment land
Land			supply.
Policy TH 31 New Local	Not Supersede	n/a	For the satisfactory delivery of
Centre(s) in the Urban			development within Thetford
Extension			
Policy TH 32 Connecting to a	Not Supersede	n/a	For the satisfactory delivery of
Decentralised Energy Supply			development within Thetford
Policy TH 33 Educating	Not Supersede	n/a	For the satisfactory delivery of
Provision in the Thetford Urban			development within Thetford
Extension			
Policy TH 34 New Health	Not Supersede	n/a	For the satisfactory delivery of
Facility in the Urban Extension			development within Thetford

Policy TH 35 Community	Not Supersede	n/a	For the satisfactory delivery of
Buildings			development within Thetford
Policy TH 36 New Bring	Delete	n/a	Rely on national policy
Recycling Facilities			
Policy TH 37 Regeneration	Not Supersede	n/a	For the satisfactory delivery of
proposals in Existing	·		development within Thetford
Residential Areas			
Policy TH 38 Existing	Supersede	Policy EC03	
Employment Areas			
Policy TH 39 Thetford	Supersede	Policy GEN05	
Settlement Boundary		-	