

## **Proposed Main Modifications**

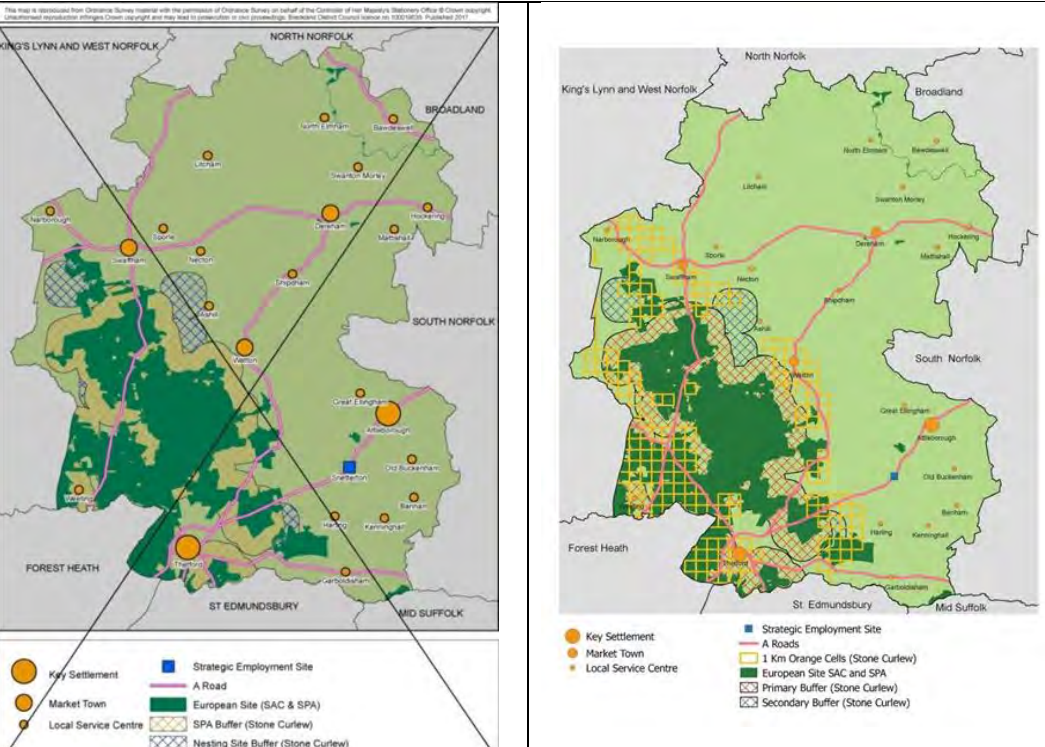
The table below relates to wording, tables, diagrams and maps in the Breckland Local Plan. The table sets out the following information:

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:

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

**Please note: the page/paragraph numbers correspond with the Breckland Local Plan Pre-Submission publication.**

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM1	8	Figure 1.1	<p>Amend Figure 1.1 to make the primary buffer red and to show the 1km orange cells buffer as follows:</p>  <p>The figure consists of two maps of Breckland. The left map is the original Figure 1.1, and the right map is the proposed modification. The proposed map adds 1km orange cells buffers around key settlements and market towns, and changes the primary buffer to red. The legend for the proposed map includes: Key Settlement (orange circle), Market Town (yellow circle), Local Service Centre (small orange circle), Strategic Employment Site (blue square), A Road (pink line), 1 Km Orange Cells (Stone Curlew) (orange hatched area), European Site SAC and SPA (green area), SPA Buffer (Stone Curlew) (yellow hatched area), Nesting Site Buffer (Stone Curlew) (grey hatched area), Primary Buffer (Stone Curlew) (red hatched area), and Secondary Buffer (Stone Curlew) (grey hatched area).</p>	<p>Consistency with the Habitats Regulation Assessment (LP/S/4). Addition of 1km orange cells in accordance with Policy ENV 03.</p>
MM2	12	Breckland's Strategic Vision	<p>Add the following text at the end of the first paragraph:</p> <p><u>New growth will be balanced, ensuring that the District adapts to, and mitigates against the impacts of climate change.</u></p>	<p>To ensure that the Strategic Vision reflects the government's commitments to climate change</p>

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			<p>Revise text in the fifth paragraph as follows:</p> <p>Breckland will continue to cherish the natural, <u>built</u> and <del>built assets</del> <u>historic environment</u> which make the District unique.</p>	To ensure that reference is made to the historic environment
MM3	13	Strategic Objectives	<p>Insert new strategic objective after objective 3 and change subsequent numbering of objectives:</p> <p><u>4. To adapt and mitigate against the impacts of climate change.</u></p>	To ensure that the objectives reflect the government's commitments to climate change.
			<p>Amend objective 12:</p> <p>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 <del>un-</del><u>non-</u>designated heritage assets for the future;</p>	To ensure that reference is made to designated and non-designated heritage assets.
MM4	16	Policy GEN 1	<p>Revise the second bullet point as follows:</p> <p>Protect <del>and</del> <u>or where possible</u> enhance the natural, built and historic</p>	To reflect that it may not always be possible to enhance the natural, built and historic environment
			<p>Add an additional bullet point at the end of the list:</p> <p><u>Consideration of the cumulative impact of development, in particular, the impact on the environment.</u></p>	To ensure cumulative impacts are addressed.

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			<p>Revise the final paragraph of the policy as follows:</p> <p>Where there are no <del>Local Plan development plan</del> policies relevant to the application, or <del>the relevant policies of most importance are out of date at the time of making the decision,</del> the Council will grant permission <del>unless material considerations indicate otherwise, unless taking into account whether any</del> adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or <del>if specific policies in the Framework indicate that development should be refused, that protect areas or assets of particular importance</del> <u>provides a clear reason for refusing the development proposed.</u></p>	To ensure the policies aligns with the NPPF.
MM5	17	Policy GEN 2	<p>After bullet points, revise policy as follows:</p> <p>Innovative and contemporary design where it enhances sustainability will be encouraged and promoted across the District. Development of poor design, that does not <u>respect or improve</u> the character and quality of the area and the way the area functions, will be refused planning permission.</p>	To acknowledge that it may not always be possible to improve the character and quality of the environment.
MM6	19	Supporting text GEN 4: Paragraph 2.16, 2.20, 2.21, 2.22 and 2.27	<p>Amend the second sentence of paragraph 2.16 as follows:</p> <p>‘..Key settlement of Attleborough with 2,6580 dwellings to be allocated within the plan period (to 2036).’</p>	To ensure consistency with the amended housing trajectory

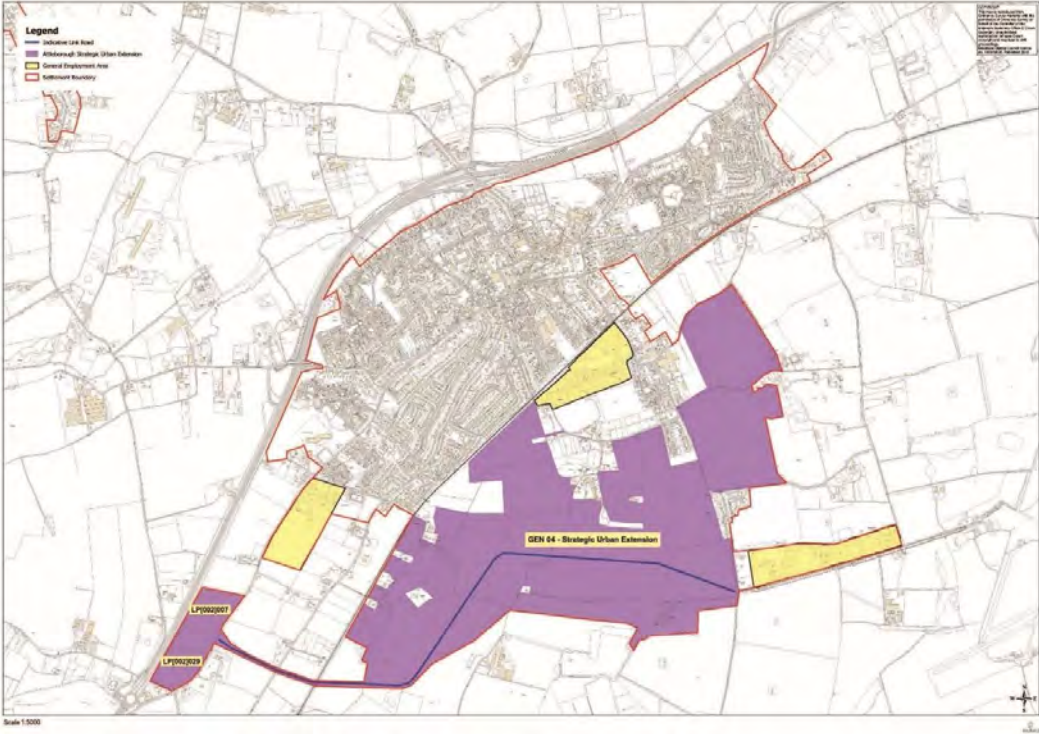
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			<p>Amend first sentence of paragraph 2.20:</p> <p>'The strategic site comprises 296 <u>217</u> hectares of predominantly agricultural land'</p> <p>Revise Attleborough section, paragraphs 2.21 and 2.22 of the supporting text under heading 'Site Context and Constraints':</p> <p>2.21 The Historic Characterisation Study identifies <del>limited</del> designated and non-designated <u>heritage assets</u> within and surrounding the boundary of the SUE and contains an analysis of the immediate and wider context of the site. <u>Significant heritage assets include the Scheduled Ancient Monument (Bunns Bank) and the Grade II listed Besthorpe Hall. Of note, is the imposing linear earthwork of the Scheduled Monument of Bunn's Bank which runs close to the south eastern boundary of the site. Its significance relates to its survival as a well preserved earthwork and archaeological deposits which are of evidential and historic value. The Historic Characterisation Study highlights the likelihood that this continues inside the SUE boundary, therefore further archaeological investigation to the west of Bunn's Bank is required by the policy. Further designated heritage assets within or adjacent to the SUE include the Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area. The masterplan for the SUE should take consideration of these and other non-designated assets in the design and layout of the site.</u></p> <p>2.22 <u>If impact is unavoidable, the masterplan should outline adequate mitigation measures to the satisfaction of the Council in consultation with Historic England. Mitigation measures should be based on an assessment of the significance of designated and non-designated heritage assets and the findings of the Historic Characterisation Study and could include buffer areas of open space, landscaping, alterations to the layout and/or proposed densities in the vicinity of heritage assets, amongst other measures. A Heritage Asset Statement will be required to address the impact of the development on the historic environment</u></p>	<p>Correction to reflect revised boundary of the site.</p> <p>To set out the 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.</p>

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			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 <del>296</del> <u>217</u> ha, as shown on the Policies Map..."	Correction to reflect revised boundary of site
			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.
			Policy GEN 4, Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)', delete wording in the 5th paragraph and replace with the following text:  <del>Any proposal will have to consider the findings of the Historic Characterisation Study and carry out further assessment work into the historic landscape to the south of Attleborough to the satisfaction of the Council and Historic England.</del>  <u>The development proposal for the Attleborough SUE will conserve, and where possible, enhance the historic environment. The Historic Characterisation Study</u>	To ensure the development requirements adequately address the significance of the historic environment and that this forms an integral consideration in the

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			<p><u>should inform an appropriate design response and any masterplanning exercise, including any mitigation measures. Development proposals must:</u></p> <ul style="list-style-type: none"> <li>• <u>Conserve, and where possible, enhance designated heritage assets and non designated heritage assets and their settings. Designated heritage assets include Bunn’s Bank Scheduled Monument, Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area</u></li> <li>• <u>Respect the rural nature of the site and the location of the site as a gateway from the south;</u></li> <li>• <u>Explore opportunities to create a pattern of development and open space which naturally aids the understanding and interpretation of the significance of heritage assets, in particular Bunn’s Bank Scheduled Monument;</u></li> <li>• <u>Retain and respond to important landscape features throughout the site</u></li> <li>• <u>Be informed by archaeological surveys, where required, in line with policies ENV 07 and ENV 08, particularly the area to the west of Bunn’s Bank Scheduled Monument</u></li> </ul>	<p>planning of Attleborough SUE.</p>
			<p>Policy GEN 4, Under ‘Development Requirements of Attleborough Strategic Urban Extension (SUE)’, delete wording in the 9th paragraph and replace with the following text:</p> <p><u>A Utilities Statement 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 and 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 developer and Anglian Water Services to determine an appropriate, deliverable solution for Wastewater Treatment Work (WwTW) improvements is required following the development of 4,000 dwellings in time to serve the development of 4,000 dwellings, of which, 2,680 are to be completed within the plan period.</u></p>	<p>To remove reference to the trigger point of 1,800 homes to avoid confusion over the requirement to determine an appropriate, deliverable solution for Wastewater Treatment Works for the entire allocation of 4,000</p>

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				homes.
			<p>Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)' insert new wording after final paragraph</p> <p><u>New or improved/expanded local healthcare facilities may be required to serve the increased population, subject to consultation with NHS England.</u></p>	In recognition that new residents will require healthcare provision
			<p>Masterplan, add an additional point following criteria 15:</p> <p><u>16. The Masterplan will be informed by the presence of designated and non-designated heritage assets and their settings, this will include an investigation of the archaeological significance of the site, particularly the area west of Bunn's Bank Proposals for the siting of major infrastructure, such as the link road required to serve the development, or infrastructure upgrades to the existing town centre will be informed by an appraisal of the impact upon the historic environment;</u></p>	To ensure that the masterplan is informed by a full understanding of the impact on the historic environment seeking to conserve and enhance designated and undesignated heritage assets
			<p>Masterplan, add an additional point following proposed criteria 16:</p> <p><u>17. Consideration of the potential to provide a new healthcare facility on site, unless it is determined financial contributions to existing facilities would be more appropriate to serve the healthcare needs of new residents.</u></p>	In recognition that new residents will require healthcare provision
MM8	27	New figure after policy GEN 04	Add Map of Attleborough SUE boundary following Policy GEN 04:	To provide clarity to the location and boundary of



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				<p>the site to which Policy GEN 04 applies.</p>

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MM9	28	Thetford: Paragraph 2.46 – 2.51 and 2.52	<p>Amend paragraphs 2.46 – 2.51 as follows:</p> <p>2.46 The TAAP was produced to guide the significant housing and employment growth apportioned to Thetford, primarily delivered through the Thetford Sustainable Urban Extension (SUE). Thetford was appointed growth point status in 2006 and under the TAAP the town will deliver 5000 dwellings, 22ha of employment land and 500 net new jobs. The TAAP was part of the old Local Development Framework (LDF) system; it was intended to be read alongside the adopted Core Strategy. <del>As discussed in the introduction of this document, when the new Local Plan is adopted all of the previous LDF documents will be replaced.</del></p> <p>2.47 However, the growth and development of Thetford as a sustainable location is still <del>a key component of the</del> <u>important to the strategy for the new Local Plan with the Thetford SUE forming a significant element of housing delivery in the district over the plan period.</u> The town remains a key area for growth. <del>SUE is currently progressing through the planning process.</del> Although the site has outline planning consent a number of reserved matters applications will have to come forward over the Plan period to build out the site. <u>Phase 1a of the SUE has been approved which will deliver the first 343 dwellings of the total 5,000 on the site.</u></p> <p>2.48 The TAAP contains a number of policies specifically related to development within Thetford and importantly to the SUE. These policies have been developed to respond to key pieces of evidence base for the local area. <del>They are relatively recently adopted and in conformity with the NPPF.</del> The 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 <del>relatively recent examination, (2012).</del> <u>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</u></p>	To ensure terminology is consistent in regards to policies and documents that are superseded

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			<p><u>policies are not superseded by the Local Plan and are listed in paragraph 2.50.</u></p> <p>2.49 The overarching vision for Thetford as put forward in the adopted TAAP <u>is still considered to reflect the aspirations for growth in the town: still remains:</u></p> <p><i>[Overarching Vision for Thetford unmodified]</i></p> <p>2.50 Following analysis of the relevance of each policy (in the context of the Local Plan) it was considered that the below policies from the TAAP should <del>be rolled forward into the new Plan to</del> <u>not be superseded to</u> ensure that the planning framework for this area is clear and consistent.</p> <p>2.51 The following policies will be <del>replaced</del> <u>superseded</u> by District wide policies <u>within this Local Plan.</u> <del>and will not be rolled forward into the Thetford Area Strategy section of the new Local Plan.</del></p>	

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			<b>Table 2.1 Replaced-Superseded Thetford AAP Policies</b>																													
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MM10	30	Supporting Text: Paragraph 2.52	<p>Amend the final sentence of paragraph 2.52 to state:</p> <p><u>“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.”</u></p>	To ensure that the wording of the policy is in line with paragraph 17 of the NPPF.		
MM11	30	Policy GEN 05	<p>Amend the first sentence to read:</p> <p><u>“subject to compliance with National and other Local Plan relevant Development Plan policies.</u></p>	To ensure that the document refers to the Development Plan and not just the Local Plan.		
			<p>Amend the second paragraph to read:</p> <p><u>“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:</u></p>	To ensure that the wording of the policy is in line with Paragraph 17 of the NPPF; to ensure that proposals have regard to all policies in the development plan.		
			<p>Amend titles of bullet points as follows:</p>	To reflect changes made		

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			<p>Policy HOU 03 – Development Outside of the Boundaries of Local Service Centres</p> <p>Policy HOU 04 – <del>Rural Settlements with Boundaries</del> Villages with Boundaries</p> <p>Policy HOU 05 – Small Villages and Hamlets Outside of Settlement Boundaries</p> <p>Policy HOU 08 – Provision for Gypsies, Travellers and Travelling Showpeople</p> <p>Policy HOU 12 – Conversion of Building in the Countryside</p> <p>Policy HOU 13 – <del>Agricultural</del> Rural Workers Exceptions</p> <p>Policy HOU 14 – Affordable Housing Exceptions</p> <p>Policy ENV 03 – The Brecks Protected Habitats and Species</p> <p>Policy EC 04– Employment Development Outside General Employment Areas</p> <p>Policy EC 06 – Farm Diversification</p> <p>Policy EC 07 – Tourism Related Development</p>	to the titles of the policies in the document
MM12	31	Policy HOU 01	<p>Amend Policy HOU 01- Development Requirements (Minimum) as follows:</p> <p>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.</p> <p><del>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 2021/22, as reflected in the housing trajectory.</del></p>	
MM13	32	Supporting text HOU 02: Paragraph 3.8	<p>Amend sentence 2 of paragraph 3.8 as follows:  ‘At <del>3,100</del> <u>3,070</u> units beyond <u>the</u> planning period...’</p>	To ensure consistency with the amended housing trajectory.
MM14	33	Policy HOU 02	Amend the first sentence of the policy to read:	To ensure that the targets are a

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			<p>Housing growth will be distributed in line with the following individual settlement <u>minimum</u> targets:</p> <p>Amend Table HOU 02 (please see Appendix 1, page 196 for proposed modifications to Table HOU 02)</p>	<p>minimum in line with Policy HOU 01</p> <p>To ensure that the target reflects the methodology calculation of HOU 04 as set out in the proposed new Appendix 5.</p> <p>To ensure that Policy HOU 02 is updated to reflect the most up to date completions and commitments</p> <p>Please see Housing Topic Paper EX.79 for full explanation of changes.</p>

Hier of Hierarchy	Percentage of Growth	Settlement	Completions / Commitments (2011-March 2017) and saved allocations	Housing Target for additional dwellings to 2036	Housing Allocations included within the Local Plan	Total (Completions and Commitments 2011-March 2017 + Housing Target)
Key Settlements	50%	Attleborough	1,808	2,650	2,650	4,458
		Thetford	3,668	0	0	3,668
Market Towns	28%	Derham	797	750	750	1,547
		Swaffham	1,007	605	600	1,612
		Watton	1,130	175	205	1,335
Local Service Centres	15%	Ashill	71	20	20	91
		Banham	69	42	42	111
		Bawdeswell	6	36	36	42
		Garboldisham	9	35	35	44
		Great Ellingham	184	0	0	184
		Harling	157	85	85	242
		Hockering	63	25	25	88



	Kenninghall	33	35	15*	68
	Litcham	5	22	0*	27
	Mattishall	99	42	0*	<del>141</del>
	Narborough	107	40	40	147
	Necton	229	79	55*	301
	North Elmham	50	41	27*	91
	Old Buckenham	32	37	20*	69
	Shipdham	205	80	80	285
	Sporle	32	35	35	67
	Swanton Morley	95	85	85	180
	Weeting	100	0	0	100

Villages with Boundaries	7%	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham ), Yaxham & Clint Green.				
	<del>100</del> %		<del>10,858</del>	<del>5,069</del>		<del>15,950</del>
<p>*Housing Allocation unable to meet Local Plan Housing Target. Policy HOU 03 applies to these villages  #Policy HOU 04 applies to these villages  ^Neighbourhood Plans can seek to exceed housing targets</p>						

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MM15	36	HOU 03	Amend the final sentence of paragraph 1 to state:  “...will be allowed subject to being supported by <del>other relevant</del> policies within the <del>Local Plan</del> 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.
			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 in 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 <del>considered in accordance with national guidance</del> <u>supported</u> .	To ensure that the Local Plan supports opportunities for self build dwellings.
MM16	37	Supporting text HOU 04: Paragraph 3.18	Add the following text after paragraph 3.18:  <u>As per Criterion 2, growth in each settlement should not lead to the number of dwellings in the settlement increasing by significantly more than 5% from the date of adoption of the plan. Appendix 5 sets out the detailed methodology regarding the calculation of this 5% increase and provides a table, which sets out the number of new dwellings for each settlement.</u>	To provide reference to Appendix 5
MM17	37	Policy	Amend the Policy as follows:	To ensure that

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		HOU 04	<p><b>Policy HOU 04 - <del>Villages Rural Settlements</del> <u>Wyth Boundaries</u></b></p> <p>The following rural <del>villages settlements</del> have settlement boundaries (as defined on the policies maps):</p> <p>Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), <del>Clint Green and Yaxham</del> and <u>Yaxham &amp; Clint Green</u></p> <p>Appropriate development will be allowed immediately adjacent to the settlement boundary, subject to being supported by other policies within the <del>development plan</del> <u>Local Plan</u>* and where all of the following criteria are satisfied:</p> <ol style="list-style-type: none"> <li><del>1. The development is</del> <u>It is</u> minor development of an appropriate scale and design to the settlement of up to 5 dwellings;</li> <li><del>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;</del></li> <li><del>3. Development provides a significant community benefit;</del></li> <li><del>4. 3.</del> The design contributes to preserving, and where possible enhancing, the historic nature and connectivity of communities; and</li> <li><del>5. 4.</del> The development avoids coalescence of settlements.</li> </ol> <p>Opportunities for self-build dwellings which meet the criteria set out above will be <del>considered in accordance with national guidance</del> <u>supported</u>.</p> <p>*with the exception of Policy GEN 05 Settlement Boundaries</p>	the Local Plan supports opportunities for self build dwellings.

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM17 A NEW MOD	37	Paras 3.22 to 3.24	<p><del>Delete the following text</del></p> <p><del>3.22 Applicants should demonstrate in their statement that there is clear evidence that development will provide a community benefit by meeting an identified local need, delivering community aspirations or by virtue of local support for a scheme. This can be done in many ways and the scale of evidence necessary will generally depend on the size and scale of the proposal and its potential impacts</del></p> <p><del>Where the developer can demonstrate that there is appropriate support by the parish council, this will be a material consideration in favour of the scheme.</del></p> <p><del>3.23 Evidence could comprise:</del></p> <ul style="list-style-type: none"> <li><del>• Demonstration of local support e.g.</del> <ul style="list-style-type: none"> <li><del>○ the views of the parish council</del></li> <li><del>○ robust surveys of local opinion prepared independently;</del></li> </ul> </li> <li><del>• Demonstration of conformity with a policy/policies in an adopted Neighbourhood Plan or delivering a community aspiration identified in an adopted Neighbourhood Plan;</del></li> <li><del>• Provision of a community facility, asset or financial contributions towards such facilities which meet an identified need established in documentation such as a Parish or Neighbourhood Plan;</del></li> <li><del>• Demonstration of local social or economic need e.g.</del> <ul style="list-style-type: none"> <li><del>○ a local housing needs assessment</del></li> <li><del>○ an employment needs assessment.</del></li> </ul> </li> </ul> <p><del>3.24 Development proposals which fail to demonstrate a significant benefit to the local community will not be permitted</del></p>	This in needed to remove the supporting text for 'significant community benefit' following its deletion from Policy HOU04 in MM36.

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM18	38	Policy HOU 05	<p><b>Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries</b></p> <p>Development in smaller villages and hamlets outside of defined settlement boundaries will be limited, <del>apart from where it would comply with</del> <u>from in exceptional circumstances where planning permission may be granted subject to being supported by other policies within the development plan Local Plan*</u> and if all of the following criteria are satisfied:</p> <ol style="list-style-type: none"> <li>1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway;</li> <li>2. It is <del>minor development</del> of an appropriate scale and design to the settlement <del>of up to 3 units</del>;</li> <li>3. <del>It can be demonstrated that there is appropriate support by the parish council</del>;</li> <li><u>34.</u> The design contributes to enhancing the historic nature and connectivity of communities; and</li> <li><u>45.</u> The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.</li> </ol> <p>Opportunities for self-build dwellings which meet the criteria set out above will be <del>considered in accordance with national guidance</del> <u>supported</u>.</p> <p>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.</p>	

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			*with the exception of Policy GEN 05 Settlement Boundaries	
MM19	42	Policy HOU0 6	Add the following text to the third paragraph after the second sentence:  <u>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.</u>	To ensure the housing mix reflects the needs of those within the District
MM20	44	Supporting text HOU 07: Paragraph 3.58	Remove paragraph 3.58 of the supporting text:  <del>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.</del>	Wording Is strengthened by inclusion in the policy, therefore it is proposed to remove wording from the supporting text.
MM21	44	Policy HOU 07	Add new criterion before i. and renumber criteria accordingly (numerical not roman numerals) <u>1. The national definition of affordable housing as set out in the National Planning Policy Framework, is applied for the purpose of this policy.</u>	Ensures the policy remains up to date and consistent with national government policy
			Amend wording of criterion i:  Residential development proposals capable of delivering <del>11-10</del> or more units, <u>or the site has an area of 0.5 hectares or more (or exceeding a Gross Internal Area of 1000sq m)</u> will be expected to deliver a proportion of the development as affordable housing on site...	For consistency with the NPPF

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>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, <u>currently a tenure split of 70:30 rented to shared ownership/intermediate products (CNSHMA 2017).</u></p>	<p>Provide clarity by specifying current tenure split</p>
			<p>Delete wording in clause iv. and replace with the following wording:</p> <p><del>The affordable rented housing provision on site should be maintained 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.</del></p> <p>iv. <u>The affordable housing should be provided on site. Provision will be made through planning obligations to secure the affordable housing and to ensure it is available at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;</u></p>	<p>Consistency with the NPPF</p>
			<p>Under the heading 'commuted sums' add following wording:</p> <p><u>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.</u></p>	<p>Clarification that the figure is based on the Viability Assessment, but that this may be subject to change dependent on Council endorsed evidence base documents which are more up to date.</p>



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change																								
			<p>Amend Policy HOU 07 – Affordable Housing, under commuted sums:</p> <p><del>In exceptional circumstances, off-site contributions in lieu of built units on site will only be considered where evidence is provided to the Council's satisfaction that the site is not otherwise viable. This is robustly justified by evidence. Where the provision of on site units threatens the viability of the development, the applicant will be required to submit an open book viability assessment in accordance with clause iv of this policy.</del></p>	To avoid misinterpretation and to clarify the policy requirement																								
MM22	46	Supporting text HOU08: Paragraph 3.63 to 3.65	<p>Delete existing Paragraph 3.63 Table 3.1 and amend supporting text from paragraph 3.63 to 3.65 as follows:</p> <p><del>3.63 The study identified the following requirements:</del></p> <table border="1" data-bbox="752 788 1868 1232"> <thead> <tr> <th data-bbox="752 788 882 868">Year</th> <th data-bbox="882 788 1393 868">Need for Gypsy and Traveller Pitches</th> <th data-bbox="1393 788 1803 868">Need for Travelling Showpeople Plots</th> <th data-bbox="1803 788 1868 868"></th> </tr> </thead> <tbody> <tr> <td data-bbox="752 868 882 948">2016-21</td> <td data-bbox="882 868 1393 948">7</td> <td data-bbox="1393 868 1803 948">0</td> <td data-bbox="1803 868 1868 948"></td> </tr> <tr> <td data-bbox="752 948 882 1027">2021-26</td> <td data-bbox="882 948 1393 1027">1</td> <td data-bbox="1393 948 1803 1027">0</td> <td data-bbox="1803 948 1868 1027"></td> </tr> <tr> <td data-bbox="752 1027 882 1107">2026-34</td> <td data-bbox="882 1027 1393 1107">1</td> <td data-bbox="1393 1027 1803 1107">1</td> <td data-bbox="1803 1027 1868 1107"></td> </tr> <tr> <td data-bbox="752 1107 882 1187">2031-36</td> <td data-bbox="882 1107 1393 1187">1</td> <td data-bbox="1393 1107 1803 1187">1</td> <td data-bbox="1803 1107 1868 1187"></td> </tr> <tr> <td data-bbox="752 1187 882 1232"><b>Total</b></td> <td data-bbox="882 1187 1393 1232"><b>10</b></td> <td data-bbox="1393 1187 1803 1232"><b>2</b></td> <td data-bbox="1803 1187 1868 1232"></td> </tr> </tbody> </table>	Year	Need for Gypsy and Traveller Pitches	Need for Travelling Showpeople Plots		2016-21	7	0		2021-26	1	0		2026-34	1	1		2031-36	1	1		<b>Total</b>	<b>10</b>	<b>2</b>		To ensure that the supporting text reflects the latest position in relation to the GTANA.
Year	Need for Gypsy and Traveller Pitches	Need for Travelling Showpeople Plots																										
2016-21	7	0																										
2021-26	1	0																										
2026-34	1	1																										
2031-36	1	1																										
<b>Total</b>	<b>10</b>	<b>2</b>																										

The GTANA ~~shows that the~~ showed a need for 10 additional pitches for households that meet the new definition. This is made up of 1 unauthorised pitch, 3 concealed adult households, 2 older teenage children in need of a pitch of their own in the next 5 years, and 4 from new household formation.

Subsequent to the publication of the GTANA a review of planning permissions has been carried out. The Council has identified a site at Docking Wood, Leys Lane, Attleborough (3PL/2010/0381/F) which should be included within the supply, however was not through the GTANA. The site provides an additional 6 gypsy and traveller pitches.

The Gypsy and Traveller Topic Paper provides an assessment of existing permitted sites where there is need arising for additional pitches, and assesses whether they can be expanded. The topic paper considers that the following two sites would be suitable for expansion for 1 pitch each:

Fayrehaven Caravan Site, Beetley  
Summer Meadow, Mill Road,  
Mattishall

Having regard to the additional supply identified through the topic paper, the requirement for Gypsy and Travellers sites as identified through the GTANA is now as follows:

Need for Gypsy and Traveller and Travelling Show People  
Accommodation in Breckland

<u>Year</u>	<u>Need for Gypsy and Traveller Pitches</u>	<u>Need for Travelling Showpeople Plots</u>
<u>2016-21</u>	<u>1</u>	<u>0</u>
<u>2021-26</u>	<u>1</u>	<u>0</u>

			<table border="1"> <tr> <td><u>2026-34</u></td> <td>1</td> <td>1</td> <td></td> </tr> <tr> <td><u>2031-36</u></td> <td>1</td> <td>1</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td><b>4</b></td> <td><b>2</b></td> <td></td> </tr> </table>	<u>2026-34</u>	1	1		<u>2031-36</u>	1	1		<b>Total</b>	<b>4</b>	<b>2</b>		
<u>2026-34</u>	1	1														
<u>2031-36</u>	1	1														
<b>Total</b>	<b>4</b>	<b>2</b>														
			<p>The <del>study</del> <u>GTANA</u> identified that transit sites.....</p> <p>(end of amendments to the supporting text)</p>													

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM23	47	Policy HOU08	<p><b>Policy HOU08 – Provision for <u>Gypsies, Travellers and Travelling Showpeople</u></b></p> <p>The Local Plan supports the provision of the following:</p> <ul style="list-style-type: none"> <li>• 40-4 additional pitches for Gypsy and Traveller households, of which 7-1 should be provided in the first five years of the plan;</li> <li>• 2 additional plots for Travelling Showpeople, to be delivered in years 11-15 <u>and years 16-20</u> of the Local Plan.</li> </ul> <p>These additional pitches / plots (and any additional requirements associated with newly confirmed need from unknown households) will be secured via:</p> <ul style="list-style-type: none"> <li>• Support for the expansion of existing sites; and/or</li> <li>• The provision of new sites where the criteria below are met.</li> </ul> <p><u>The Local Plan supports the expansion of the following Gypsy and Traveller sites each for 1 additional pitch, subject to a planning application:</u></p> <ul style="list-style-type: none"> <li>• <u>Fayrehaven Caravan Site, Beetley (See Policies Map)</u></li> <li>• <u>Summer Meadow Mill Road, Mattishall (See Policies Map)</u></li> </ul> <p>The provision of pitches and plots on new sites will be supported, <u>having regard to in accordance with</u> the Gypsy and Traveller Accommodation Needs Assessment, where:</p> <ol style="list-style-type: none"> <li>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;</li> </ol>	<p>To ensure the policy reflects the required level of need To clearly identify how the level of need for pitches will be met To ensure the retention of gypsy and traveller accommodation to meet identified needs</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>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;</p> <p>3. The site is in a sustainable location in reasonable proximity to relevant services and facilities including but not limited to transport, education, healthcare and other community infrastructure provision;</p> <p>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</p> <p>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.</p> <p>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</p> <p>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, <u>unless it can be robustly evidenced that there is no longer a need for Gypsy and Traveller provision.</u></p> <p><u>Non-Travelling Gypsy and Travellers</u></p> <p><u>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</u></p>	

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<u>and Traveller Accommodation Needs Assessment. Proposals will be considered in accordance with the criteria of this policy.</u>	
MM24	48	Supporting text HOU 09: Paragraph 3.74 and 3.75	<p>Insert new paragraph after paragraph 3.74:</p> <p><u>3.75. The CNSHMA sets out a need for 1,277 additional C2 bed spaces to be provided within Breckland by the end of the plan period (2036) for older people. The Council will meet the need for new C2 bedspaces through the following approaches:</u></p> <ul style="list-style-type: none"> <li>• <u>Provision of new care homes , where applications are assessed through Policy HOU09;</u></li> <li>• <u>Encouraging the incorporation of specialist housing within affordable housing exception sites; and</u></li> </ul> <p><u>Allocation of a new 60 bed care home as part of Watton Housing Allocation 2</u></p> <p><del>3.75-3.76</del> <u>3.76</u> The Council recognises that <u>new supply of housing</u> 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.</p>	Clarify the need for C2 bed spaces based on evidence
MM25	49	Policy HOU 09	<p>Insert additional wording following criterion d:</p> <p><b><u>C2 Residential Institutions</u></b>  <u>Applications which provide additional C2 bed spaces to meet the needs of Older People as defined within the Central Norfolk Strategic Housing Market Assessment will be supported (subject to conformity with other relevant policies within the development plan). The Council will resist the loss of C2</u></p>	To ensure the policy addresses the need for C2 bed spaces.

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><u>bed spaces unless it can be demonstrated that a replacement facility will be provided or that such a use was no longer viable.</u></p>	
<p><b>MM25 A NEW MOD</b></p>	<p><b>50</b></p>	<p><b>Paras 3.85 – 3.92</b></p>	<p><b>Delete the text as follows:</b></p> <p><b>Access</b></p> <p><del>3.85 National Planning Practice Guidance highlights; firstly, the aspiration for most older people‘ to live independently and safely in their own home for as long as possible; secondly that ‘supporting independent living can help to reduce the costs to health and social services’. The NPPG also acknowledges that ‘many olde people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs’.</del></p> <p><del>3.86 As noted in paragraph 3.71 above, Breckland’s older population is increasing and as people age so does the prevalence of illness and disability. The 2015 Central Norfolk Strategic Housing Market Assessment (CNSHMA) states that across the Central Market Area between 2012 and 2036 the over 60’s population will increase by 44% in this age cohort and the over 85s is set to increase 155%. For Breckland specifically, the CNSHMA states that in 2012 10.47% of the population were aged 75 and over increasing to 18.22% of the population by 2036, an increase of 7.75% over the 24 year period.</del></p> <p><del>3.87 Approximately 5% of Breckland’s population are living with a disability based on Norfolk County Council’s latest statistical profile of the District (proportion of total DLA claimants as at February 2015 to total population of the District). Breckland also, (as at November 2014), has the highest number of attendance allowance claimants of any of the Central Norfolk authorities with over 3,500 and the highest number of applications for</del></p>	<p><b>The Council is committed to undertake a review of the Local Plan that will include consideration of the accessibility of homes standards</b></p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>Disabled Facilities Grants (Local Authority Records), with over 200 applications in 2012/13. The NPPG states that applications for DFGs 'will provide an indication of levels of expressed need, although this could underestimate total need'.</del></p> <p><del>3.88 Meeting the needs of our ageing population and those living with a disability presents challenges for housing provision, which is already evidenced by the funding being spent on adapting homes to meet need and the impact on public services of treating people who fall in the home. Providing more accessible homes will ensure that the District's housing stock is more easily adaptable and will help people to maintain their independence for longer.</del></p> <p><del>3.89 The Council will implement the nationally described optional accessibility standards as defined by Building Regulations and which cover accessibility and adaptability of dwellings. Requirements M4(2) and M4(3) are optional and defined by Building Regulations. Both Standards cover accessibility and adaptability of dwellings.</del></p> <p><del>3.90 It is the Government's view that optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a whole range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with the following key aims:</del></p> <ul style="list-style-type: none"> <li><del>• Step free access to dwelling, car park space and communal areas;</del></li> <li><del>• Step free access to WC and other accommodation within entrance storey and to private outdoor space connected directly to the entrance storey;</del></li> </ul>	




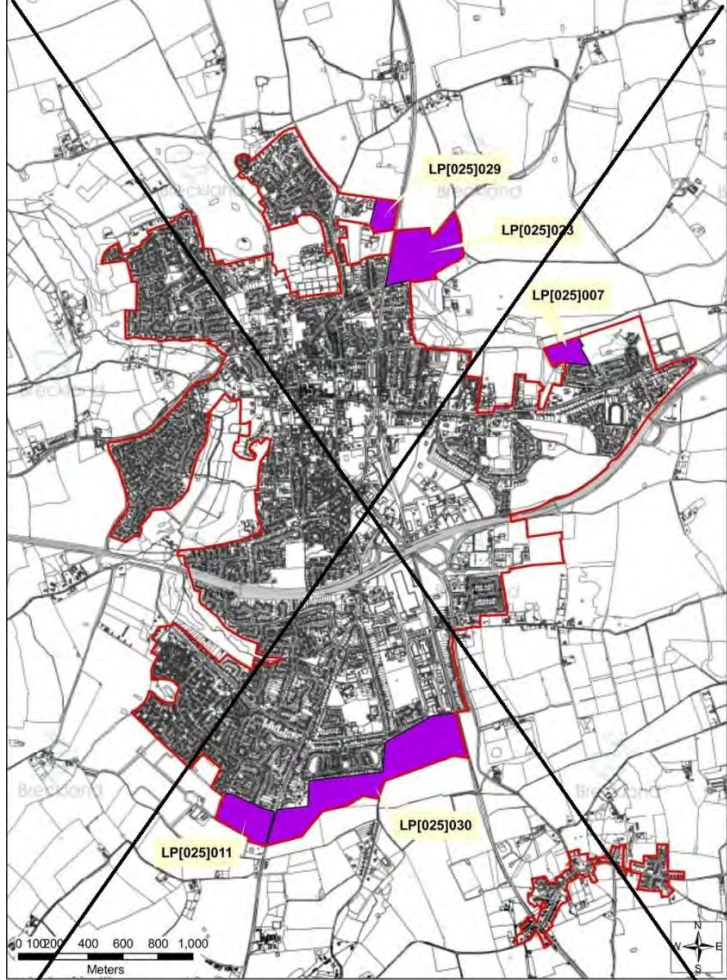
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<ul style="list-style-type: none"> <li><del>• A wider range of people including the elderly, disabled people and some wheelchair users can use the accommodation and its facilities; and</del></li> <li><del>• Able to be adapted in the future.</del></li> </ul> <p><del>3.91 Requirement M4(3) will be met where a new dwelling makes reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use associated private and outdoor space, parking and communal facilities that may be provided for the use of the dwelling complies with the following key aims:</del></p> <ul style="list-style-type: none"> <li><del>• Within the curtilage of the dwelling (or building containing the dwelling) a step free approach to:</del> <ul style="list-style-type: none"> <li><del>○ The dwelling;</del></li> <li><del>○ Every private entrance door, any private outdoor space, car parking space, and any communal facility for occupants' use;</del></li> <li><del>○ Internal WC at entrance storey;</del></li> <li><del>○ Other accommodation required on entrance storey;</del></li> <li><del>○ The dwelling is to be adaptable for future wheelchair access; and</del></li> <li><del>○ Services are accessible by people with reduced reach.</del></li> </ul> </li> </ul> <p><del>3.92 The specific technical requirements are contained in the Approved Document M of the Building Regulations.</del></p>	
MM26	52	Policy HOU10	<p><b>Policy HOU 10 - Technical Design Standards for New Homes</b></p> <p>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:</p>	<p><b>The Council is committed to undertake a review of the Local Plan that will include consideration of</b></p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><b>Water efficiency</b></p> <p>All new housing must meet Building Regulation requirement of 110 l/h/d. Non-domestic buildings should as a minimum reach 'Good' BREEAM status.</p> <p><b>Internal Space in a Home</b></p> <p>All new homes across all tenures will meet the Government's Nationally Described Space Standard (NDSS).</p> <p><b>Accessibility of Homes: Market Housing</b></p> <p><del>A minimum of 20 % of all new major housing developments are to meet building regulation M4(2) – 'Accessible and adaptable dwellings'</del></p> <p><b>Affordable Homes</b></p> <p><del>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'. A minimum of 5 % of all new affordable housing developments should meet building regulation M4(3)(2) (b) – 'Wheelchair user dwellings' standards. 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.</del></p>	<p><b>the accessibility of homes standards</b></p>

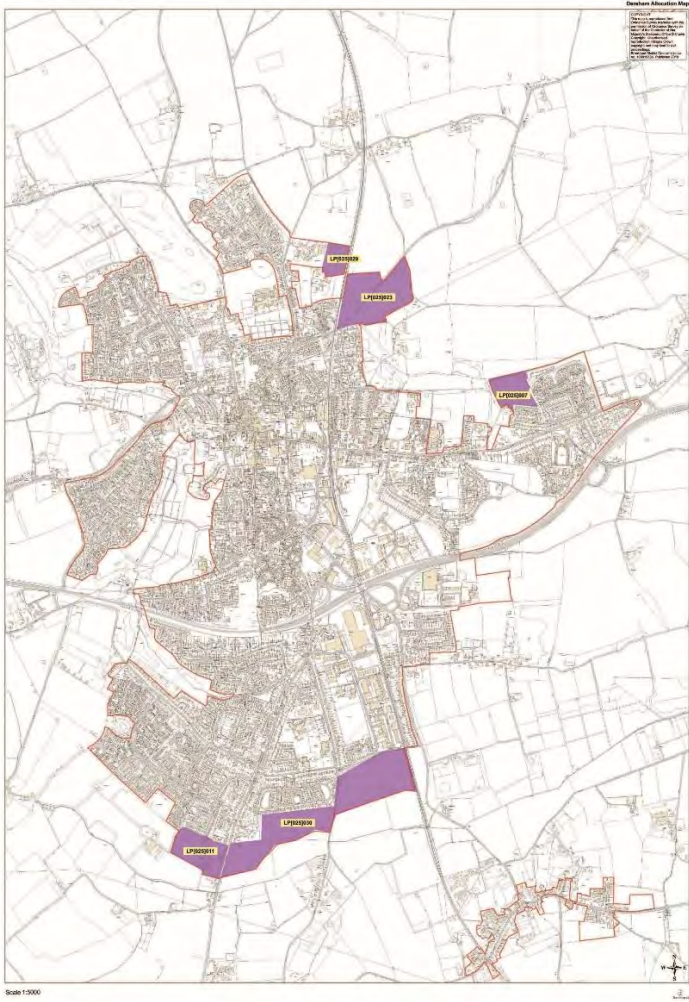
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			Sufficient space should be provided in the curtilage of the site to provide parking standards to meet Building Regulations and BS8300	
MM27	53	Policy HOU1 1	Delete last sentence of policy: <del>Extensions or alterations that adversely affect the setting of a Listed Building or group of Listed Buildings will be refused.</del>	Addressed in Policy ENV07
MM28	53	Title of section	Prior to paragraph 3.101 Revise the title of the section to: <del>Barn Conversions</del> <u>Conversion of Buildings in the Countryside</u>	To be consistent with national policy
MM29	54	Title of section	Prior to paragraph 3.103 Revise the title of the section to: <del>Agricultural Workers Exceptions</del> <u>Rural Workers Dwellings</u>	To be consistent with national policy
MM30	55	Policy HOU1 3	Change the title of the policy to: Policy HOU13 <del>Agricultural Workers Exceptions</del> - <u>Rural Workers Dwellings</u>	To be consistent with national policy
			Delete the final bullet point  <del>•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</del>	To be consistent with national policy
MM31	56	Policy HOU 14	Criterion a  Add an * after 100%  At the end of the policy insert the following text <u>*The scheme should provide 100% affordable housing except where an element of market housing is essential to bring forward affordable housing.</u>	To be consistent with national policy

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Merge criteria e. and g. into one criterion:</p> <p>e. The <u>scheme demonstrates good design</u>, is of a style appropriate to its immediate surroundings and scale proportionate to existing development <u>and</u>; g- <del>The scheme demonstrates good design that is sympathetic to the local area and existing settlement; and</del></p>	To avoid duplication
			<p>Remove criterion h and make reference to specialist housing as a separate paragraph in the policy</p> <p><del>8. The scheme provides an element of specialist housing, subject to local need.</del></p> <p>Insert new paragraph at end of policy:</p> <p><u>Where there is an identified need for specialist housing, schemes will be encouraged to provide an element of specialist housing with the proposal.</u></p>	To provide clarification to the policy requirement
MM32	58	Supporting text Dereham: Paragraph 3.114	<p>Amend the first paragraph as follows:</p> <p><u>'The town will provide an additional 1,554-1,784 dwellings over the plan period to 2036. Of these 1,554-1,784 dwellings, 804-760 dwellings have either been completed or are committed developments since 2011. 220 dwellings are proposed through the not superseded Policy D2 from the Site Specific Policies and Proposals Development Plan Document. A further 264 dwellings have decision to grant subject to a Section 106 agreement. 540 additional dwellings are proposed for allocation through the Local Plan.</u></p>	To ensure consistency with the amended version of Policy HOU 02
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.	boundary and for consistency in the approach to

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			<p>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.</p>	<p>settlement boundaries.</p>
				
			<p>Close up illustration of boundary modification (note - this diagram is for illustrative purposes and not used in the Local Plan document)</p>	

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			 <p data-bbox="734 1289 1458 1324"> <small>           COPYRIGHT            This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no.100019335. Published 2017.         </small> </p>	



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
				

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM34	61	Policy Dereham Housing Allocation 1	Amend the second sentence as follows:  'Development will be <del>permitted</del> subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure appropriate reference to all development plan policies.
			Amend criterion 2:  <del>3. 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</del>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend criterion 4:  4. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u>	To ensure regard is had to additional transport evidence.



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Amend criterion 5:</p> <p><del>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;</del></p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works 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;</u></p>	The policy clause is not justified.
			<p>Delete policy clause 6:</p> <p><del>6. Development should consider use and promotion of water efficiency measures</del></p>	Addressed by Policy HOU 10.
			<p>Insert a further policy criterion:</p> <p><u>6. The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets</u></p>	To ensure due regard is given to the impact of the proposal on the historic environment.
MM35	61	Supporting text Dereham Housing Allocation 1: Paragraph	<p>Amend supporting text, para 3.126</p> <p><del>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</del></p>	Justification for revised policy clause

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		3.126	<p><del>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.</del></p> <p><u>3.126 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p>	
MM36	62	Policy Dereham Housing Allocation 2	<p>Amend the second sentence as follows:</p> <p>'Development will be <del>permitted</del>-subject to compliance with <u>adopted</u> Development Plan policies and the following criteria:'</p> <hr/> <p>Amend criterion 3:</p> <p>3. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u></p> <hr/> <p>Amend criterion 4:</p>	<p>To ensure the policy aligns with the NPPF</p> <hr/> <p>To ensure regard is had to additional transport evidence.</p> <hr/> <p>To ensure due regard is given to</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			4. <u>The scheme will preserve or, where possible, enhance the setting of nearby designated and non-designated heritage assets. The D design of the scheme should have regard to and respect the gateway location of the site;</u>	the impact of the proposal on the historic environment.
			Amend criterion 5:  5. <del>The development should provide a minimum of 1 Locally Equipped Area for Play (LEAP); and.</del>  Provision of open space in accordance with the requirements set out in Policy	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend criterion 6:  <del>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;</del>  <u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works 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;</u>	The policy clause is not justified.
			Add criterion:  <u>7. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 5.</u>	Recognition of the cumulative impact of development.

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MM37	63	Supporting text Dereham Housing Allocation 2: Paragraph 3.131 and 3.132	<p>Supporting text, amend paragraph</p> <p>3.131: Amend supporting text</p> <p><del>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.</del></p> <p><u>3.131 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p> <p>Add further wording to the supporting text:</p> <p><u>3.132 To the south of the site lies the Tudd Valley, an easterly draining catchment carved through the underlying chalk solid geology and overlain with glacial drift deposits of sand, gravel and clay. The proximity of the River Tudd Valley should inform consideration of drainage from the site and any increased potential risk of flooding due</u></p>	<p>Justification for revised policy clause</p> <p>In recognition of the proximity of the site to the River Tudd</p>

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			<u>to the increase in impermeable surfaces. The valley continues to the east to Badley Moor SSSI, part of the Norfolk Valley Fens Special Area of Conservation (SAC). Any planning application should have regard to this defining landscape feature and mitigate the environmental impact of new development.</u>	
MM38	64	Policy Dereham Housing Allocation 3	Amend the first sentence as follows:  Land amounting to approximately 10.5 hectares is allocated for development of approximately 240-216 dwellings	To ensure the policy aligns with the NPPF
			Amend the second sentence as follows:  'Development will be <del>permitted</del> subject to compliance with <u>adopted</u> Development Plan policies and the following criteria:'	
			Amend criterion 2:  2. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u>	To ensure regard is had to additional transport evidence.
			Amend criterion 7:  <del>7. Development should provide a minimum of 2 Locally Equipped Areas for Play and an outdoor Sport Area:</del>  <u>Provision of open space in accordance with the requirements set out in Policy ENV 04; and</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Amend criterion 8:</p> <p><del>8. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</del></p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works 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;</u></p>	The policy clause is not justified.
			<p>Delete criterion 9:</p> <p><del>9. Development should consider use and promotion of water efficiency measures</del></p>	Addressed in policy HOU 10
			<p>Add additional policy criterion:</p> <p><u>9. In line with policy ENV 01, opportunities to connect the site with the wider green infrastructure network should be explored, in particular connections to the Mid-Norfolk Railway Line;</u></p>	Recognising the importance of GI connectivity
MM39	65	Supporting text Dereham Housing Allocation 3: Paragraph 3.136	<p>Supporting text, amend paragraph 3.136:</p> <p>Amend supporting text</p> <p><del>3.136 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application</del></p>	Justification for revised policy clause

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>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.</del></p> <p><u>3.136 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p>	
MM40	67	Policy Dereham Housing Allocation 4	<p>Amend the second sentence as follows:</p> <p>'Development will be subject to compliance with <u>adopted Development Plan</u> policies and the following criteria:'</p> <p>Amend criterion 3</p> <p><del>3. Development should have regard to the main Dereham Hospital building as a non-designated heritage asset;</del></p> <p><u>3. The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets, in particular: Dereham Hospital building (non-designated heritage asset), Grade II listed</u></p>	<p>To ensure the policy aligns with the NPPF</p> <p>To ensure due regard is given to the impact of the proposal on the historic environment.</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			Dereham Water Tower and the setting of Dereham Conservation Area.	
			<p>Amend criterion 5:</p> <p>Development should provide a minimum of 2 Local Areas for Play (LAPs);</p> <p><u>5 Provision of open space in accordance with the requirements set out in Policy ENV 04;</u></p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			<p>Amend criterion 6:</p> <p>6 Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u></p>	To ensure regard is had to additional transport evidence.
			<p>Amend criterion 7:</p> <p><del>7. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</del></p> <p><u>7 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;</u></p>	The policy clause is not justified.



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM41	67	Supporting text Dereham housing allocation 4: Paragraph 3.142	<p>Supporting text, amend paragraph</p> <p>3.142: Amend supporting text</p> <p><del>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.</del></p> <p><u>3.142 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p>	Justification for revised policy clause
MM42	68	Policy Dereham Housing Allocation 5	<p>Amend criterion 2:</p> <p>Amend the second sentence as follows:</p> <p>'Development will be subject to compliance with <u>adopted Development Plan</u> policies and the following criteria.'</p>	To ensure the policy aligns with the NPPF

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Amend criterion 4:</p> <p>4. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; <u>and any subsequent additional transport evidence. Further transport assessments may be required;</u></p>	<p>To ensure regard is had to additional transport evidence.</p>
			<p>Amend criterion 6:</p> <p>6. <u>The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets.</u> Development proposals should have regard to and respect the gateway location of this site, as identified through the Breckland Historic Characterisation Study;</p>	<p>To ensure due regard is given to the impact of the proposal on the historic environment.</p>
			<p>Amend criterion 7:</p> <p>7. <del>Development should provide a minimum of 2 Locally Equipped Areas for Play (LEAP's) and an outdoor sports area;</del></p> <p><u>Provision of open space in accordance with the requirements set out in Policy ENV 04;</u></p>	<p>To ensure the policy aligns with the modifications proposed to Policy ENV 04.</p>
			<p>Amend criterion 8:</p> <p>8. <del>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;</del></p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham</u></p>	<p>The policy clause is not justified.</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<u>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;</u>	
			Delete criterion 11:  <del>11. Development should consider use and promotion of water efficiency measures</del>	Addressed by Policy HOU 10
			Add criterion:  <u>11. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 2.</u>	Recognition of the cumulative impact of development.
			Add additional criterion:  <u>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.</u>	To address the risk of flooding in line with the NPPF
MM43	67	Supporting text Dereham Housing Allocation 5: Paragraph 3.138 and 3.142	Add further wording to the supporting text:  <u>3.138 To the south of the site lies the Tudd Valley, an easterly draining catchment carved through the underlying chalk solid geology and overlain with glacial drift deposits of sand, gravel and clay. The proximity of the River Tudd Valley should inform consideration of drainage from the site and any increased potential risk of flooding due to the increase in impermeable surfaces. The valley continues to the east to Badley Moor SSSI, part of the Norfolk Valley Fens Special Area of Conservation (SAC). Any planning application should</u>	In recognition of the proximity of the site to the River Tudd

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><u>have regard to this defining landscape feature and mitigate the environmental impact of new development.</u></p> <p>Supporting text, amend paragraph 3.142:</p> <p><del>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.</del></p> <p><u>3.142 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p>	<p>Justification for revised policy clause</p>
MM44	70	Supporting text Swaffham housing allocation 1: paragraph	<p>Amend paragraph 3.148 as follows:</p> <p><del>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</del> <u>The town will provide an additional 1612-1,553 new</u></p>	To ensure consistency with the amended version of Policy HOU 02

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		3.148	<p> dwellings over the plan period. Of these <del>4642-1,553</del> dwellings, <del>4007-856</del> have either already been completed or are committed. <u>97 dwellings are proposed through the not superseded Policy SW1 from the Site Specific Policies and Proposals Development Plan Document.</u>, <del>leaving 605 dwellings.</del> It is <del>proposed to allocate 600 additional dwellings,</del> <u>are proposed for allocation through the Local Plan of which there are 525 dwellings proposed through planning applications with decision to grant subject to Section 106 agreements.</u></p>	
MM45	73	Policy Swaffham housing allocation 1	<p>Amend second sentence:</p> <p><del>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</del></p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			<p>Amend the third sentence as follows:</p> <p>'Residential Development will be permitted subject to compliance with <u>adopted policies in the Local Development Plan policies and the following criteria:</u>'</p>	To ensure the policy aligns with the NPPF
			<p>Amend criterion 3:</p> <p><del>. 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</del> <u>Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;</u></p>	Regard to the findings of the Water Cycle Study

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MM46	74	Policy Swaffham housing allocation 2	Amend second sentence: <del>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</del> <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV04
			Amend the third sentence as follows: <del>'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria.'</del>	To ensure the policy aligns with the NPPF
			Amend criterion 4: <del>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;</del>	Regard to the findings of the Water Cycle Study
MM47	75	Policy Swaffham housing allocation 3	Amend second sentence: <del>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</del> <u>The provision of open space is required in accordance with Policy ENV 04</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			Amend the third sentence as follows:  <del>Residential</del> Development will be permitted subject to compliance with <u>adopted policies in the Local Development Plan policies and the following criteria.</u>	To ensure the policy aligns with the NPPF
			Amend criterion 4 as follows:  The layout and design of the site will provide an appropriate response to the established pattern of development along <u>Norwich Road South Pickenham Road</u> and respect the site's location as a key gateway into Swaffham, <u>having regard to the findings of the Historic Characterisation Study.</u>	To ensure the criterion reflects the findings of the Historic Characterisation Study
			Amend criterion 6:  <del>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;</del> <u>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;</u>	Regard to the findings of the Water Cycle Study
MM48	77	Policy Swaffham housing allocation 4	Amend second sentence:  <del>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</del>  <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend the third sentence as follows:	To ensure the

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<del>'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria.'</del>	policy aligns with the NPPF
			Amend criterion 4:  <del>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'.</del>	To have regard to comments made by Historic England
			Amend criterion 7:  <del>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; and</del>	Regard to the findings of the Water Cycle Study
MM49	79	Policy Swaffham housing allocation 5	Amend the first sentence  '..residential development of at least 78-130 dwellings.'	To correct an error within the policy wording
			Amend the second sentence  <del>A minimum area of on site open space of 0.64 hectares will be provided on</del>	To ensure the policy aligns with the



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			<p>site.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p>	<p>modifications proposed to Policy ENV 04.</p>
			<p>Amend the third sentence as follows:</p> <p><del>'Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:'</del></p>	<p>To ensure the Policy aligns with the NPPF</p>
			<p>Amend Criterion 4</p> <p><del>'...location as a key gateway into Swaffham, having regard to the findings of the Historic Characterisation Study;'</del></p>	<p>To reflect the findings of the Historic Characterisation Study</p>
			<p>Amend criterion 7:</p> <p><del>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;</del></p>	<p>Regard to the findings of the Water Cycle Study</p>
MM50	80	Policy Swaffham housing Allocation 6	<p>Amend second sentence:</p> <p><del>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</del></p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p>	<p>To ensure the policy aligns with the modifications proposed to Policy ENV 04.</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Amend the third sentence as follows:</p> <p><del>Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:</del></p>	To ensure the Policy aligns with the NPPF
			<p>Amend criterion 3:</p> <p><del>The scheme's design, whilst will preserve ing and enhancing or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the Grade II* Listed Manor House.. is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance'.</del></p>	To have regard to comments made by Historic England
			<p>Amend criterion 7:</p> <p><del>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;</del></p>	Regard to the findings of the Water Cycle Study
MM51	82	Supporting text Watton housing allocation 1: Paragraph 3.178	<p>Amend paragraph 3.178 as follows:</p> <p><del>'...The town has been identified through the Local Plan for 4,305-1,636 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</del></p>	To ensure consistency with the amended version of Policy HOU 02

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			<u>for allocation through the Local Plan</u> '.	
MM52	84	Policy Watton housing allocation 1	Amend the second sentence as follows:  'Development will be <del>permitted</del> subject to compliance with the adopted <u>Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
			Amend clause 5:  <del>Provision of 1 Local Equipped Area for Play (LEAP).</del>  <u>The provision of open space is required in accordance with Policy ENV 04;</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend policy clause 9.  <del>9. a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</del>  <u>9. Development proposals in Watton should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Watton Waste Water Treatment Works 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.</u>	To reflect findings of the Water Cycle Study
			Amend policy clause 10	To have regard to comments

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>'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'</p> <p>The scheme's design will preserve or where possible enhance the setting of nearby designated and non designated heritage assets; and</p>	made by Historic England
MM53	85	Supporting text Watton housing allocation 2: Paragraph 3.186	<p>Insert new paragraph after 3.186</p> <p><u>3.187 Used water from properties in Watton feeds into Watton Waste water Treatment Works (WwTW). The growth proposed in the Watton WwTW catchment is given an Amber status on the basis that some upgrades are required, but are within the limit of conventional treatment. Upon application of the revised discharge permit, Anglian Water Services should determine potential impact of the additional discharge on flood risk.</u></p>	To justify policy clause 9
MM54	86	Policy Watton housing allocation 2	<p>Amend the second sentence as follows:</p> <p>'Development will be <del>permitted</del> subject to compliance with the adopted <u>Development Plan policies and the</u> following criteria:'</p>	To ensure the policy aligns with the NPPF
			<p>Amend criterion 2</p> <p>'<u>Where necessary</u>, implementation of transport mitigation measures to the satisfaction of Norfolk County Council Highway Authority'</p>	To ensure policy aligns with the NPPF
			<p>Amend criterion 5</p> <p><del>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</del> <u>will</u> be required to ensure the protection of residential amenity</p>	To ensure policy aligns with Policy COM 03

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			from the adjacent business park, in line with Policy COM 03	
			Amend clause 6  Provision of 1 Local Area for Play (LAP).  <u>The provision of open space is required in accordance with Policy ENV 04:</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend policy clause 8.  <del>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; and</del> <u>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;</u>	To reflect findings of the Water Cycle Study
			Amend criterion 9 as follows:  <del>Any development proposal should protect and enhance the setting of the Grade II listed building: Rokeles Hall. The scheme design proposal will be informed by 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 II Rokeles Hall; and</del>	To have regard to comments made by Historic England
MM55	87	Supporting text Watton Housing housing	Insert new paragraph after 3.191  <u>3.191 Used water from properties in Watton feeds into Watton Waste water Treatment Works (WwTW). The growth proposed in the Watton WwTW</u>	To justify policy clause 8.

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		allocation 2: Paragraph 3.191	<u>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.</u>	
MM56	88	Supporting text Ashill housing allocation 1: Paragraph 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 <del>90-105</del> dwellings over the plan period to 2036. Of this <del>90-105</del> there are currently <del>22-39</del> completions and <del>49-46</del> commitments (including a decision to grant subject to S.106), . meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 20.' <u>20 additional dwellings are proposed for allocation through the Local Plan.</u>	To ensure consistency with the amended version of Policy HOU 02
MM57	90	Policy Ashill housing Allocation 1	Amend the second sentence as follows:  'Development will be subject to compliance with adopted Local Plan Development Plan policies and <u>the following criteria:</u> '	To ensure the policy aligns with the NPPF
			Amend criterion 2:  <del>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.</del>  <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the Grade I listed Church of St. Nicholas, the Grade II Listed 'The Glebe', and the non-designated 19th Century School and attached master's house.</u>	To have regard to comments made by Historic England

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Amend criterion 5:</p> <p><del>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.</del></p>	Regard to the findings of the Water Cycle Study
MM58	90	Supporting text Ashill housing allocation 1: Paragraph after 3.199	<p>Insert wording as final paragraph of the supporting text:</p> <p><u>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.</u></p>	Regard to the findings of the Water Cycle Study
MM59	91	Supporting text Banham housing allocation 1: Paragraph 3.200	<p>Amend paragraph 3.200 as follows:</p> <p><u>'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 418-117 dwellings over the plan period to 2036. Of this 418-117 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.'</u></p>	To ensure consistency with the amended version of Policy HOU 02

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MM60	93	Policy Banham Housing Allocation 1	Amend first sentence as follows:  Land amounting to <del>3.2ha</del> <u>2ha</u> (sites LP(003)009 and (LP[003]012) is allocated for a residential development of at least 42 dwellings.	To provide further clarity that only sites LP[003]009 and LP[003]012 are allocated for residential development. Correction. To reflect criteria 7 of the policy.
			Amend second sentence as follows: <del>'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)'</del>  <u>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)</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend the third sentence as follows:  Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>	To ensure the policy aligns with the NPPF
			Amend clause 1  ...development to Greyhound Lane; <u>Subject to demonstration of highway safety in consultation with Norfolk County Council as the Highway Authority, there may be potential for a second or alternative vehicular access onto Greyhound Lane;</u>	To reflect representations made by the Agent.
			Amend Clause 5:	To have regard to comments made



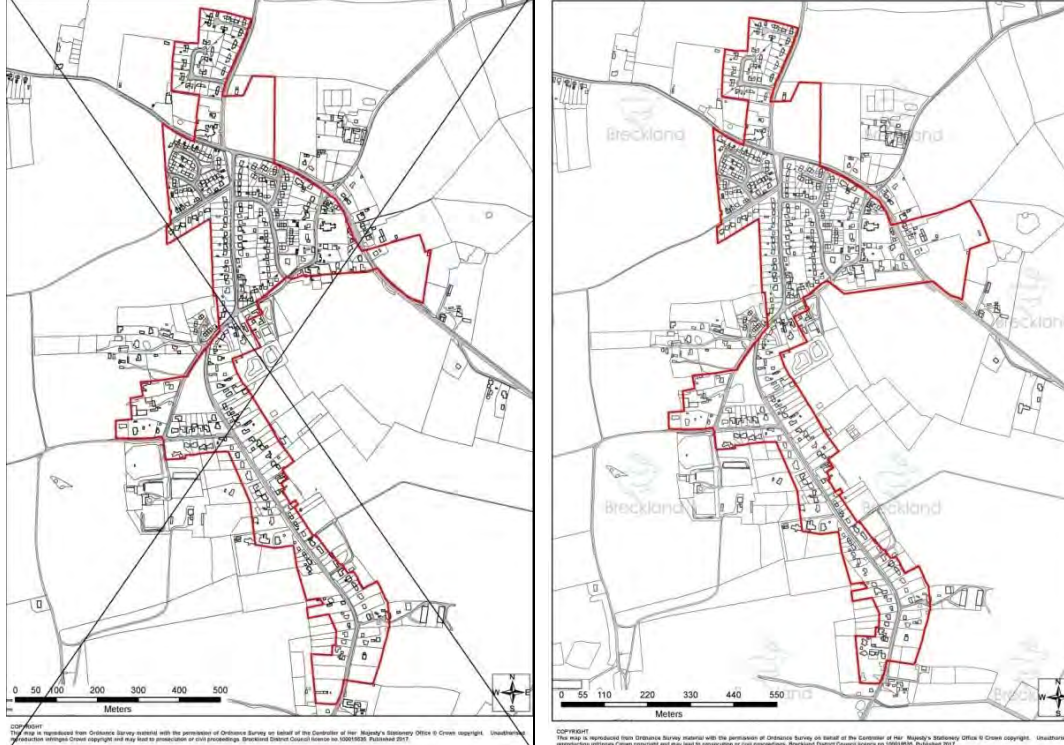
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Development proposals should seek to protect and enhance the setting of Banham Conservation Area</p> <p><u>'The scheme will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the conservation area. An archaeological assessment is required to support the application.'</u></p>	by Historic England
			<p>Amend criterion 8:</p> <p><del>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;</del></p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;</u></p>	Regard to the findings of the Water Cycle Study
MM61	94	Supporting text Banham Housing Allocation 1 Paragraph after 3.210	<p>Insert wording as final paragraph of the supporting text:</p> <p><u>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.</u></p>	Regard to the findings of the Water Cycle Study
MM62	95	Supporting text Bawdeswell: Paragraph	Amend paragraph 3.211 as follows:	To ensure consistency with the amended

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		3.211	'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 <del>36</del> <u>49</u> dwellings over the plan period to 2036. Of these <del>36</del> <u>49</u> dwellings, there are currently 49 completions and commitments. <del>meaning that the new allocation for the remainder of the Local Plan period to 2036 is 30.</del> <u>A site for at least 36 dwellings is proposed for allocation through the Local Plan, but these are already included within the completions and commitments.</u>	version of Policy HOU 02
MM63	97	Policy Bawdeswell Housing Allocation 1	Amend the second sentence as follows:  <del>A local Area for Play (LAP) should be provided on the site along with related landscaping.</del>  <u>The provision of open space is required in accordance with Policy ENV 04</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend the third sentence as follows:  'Development will be subject to compliance with <u>adopted Development Plan policies and</u> the following criteria.'	To ensure the policy aligns with the NPPF
			Insert a new clause (4) to Policy Bawdeswell Housing Allocation 1  <u>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.</u>	SoCG Breckland District Council and Anglian Water
MM64	97	Supporting Text Bawdeswell Housing	Delete final two sentence of paragraph 3.217:  <del>Furthermore, a pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to</del>	This is already reflected within proposed clause 4.

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		Allocation 1: Paragraph 3.217	<p><del>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.</del></p> <p>Insert wording as final paragraph of the supporting text:</p> <p><u>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.</u></p>	Regard to the findings of the Water Cycle Study
MM65	98	Supporting text Garboldisham: Paragraph 3.218	<p>Amend paragraph 3.218 as follows:</p> <p><u>'Garboldisham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 43-50 dwellings over the plan period to 2036. Of these 42-50 there are currently 10 completions and 5 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 35.'</u> <u>35 dwellings are proposed for allocation through the Local Plan.</u></p>	To ensure consistency with the amended version of Policy HOU 02
MM66	100	Policy Garboldisham Housing Allocation 1	<p>Amend the third sentence as follows:</p> <p><u>'Development will be subject to compliance with <u>adopted Development Plan policies and</u> the following criteria:'</u></p> <p>Amend policy criterion 6:</p> <p><u>A pre-application enquiry with Anglian Water Services is required for this site</u></p>	<p>To ensure the policy aligns with the NPPF</p> <p>To reflect findings of the Water Cycle</p>

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			<p><del>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;</del></p> <p>6. <u>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;</u></p>	Study
			<p>Insert new Policy Clause 9</p> <p><u>“The scheme will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets.”</u></p>	To have regard to comments made by Historic England
MM67	101	Supporting text Garboldisham Housing Allocation 1: Paragraph 3.226	<p>Amend supporting text:</p> <p><del>The water cycle study has indicated the need for improvements to the Garboldisham Waste Water Treatment Works in order to accommodate the growth levels proposed. The study has stated that these improvements are within conventional treatments. In relation to the waste water network a pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to treat wastewater for treatment. Where insufficient capacity within the waste water network is identified, financial contributions may be sought.</del></p> <p><u>3.226 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.</u></p>	To reflect findings of the Water Cycle Study as justification for policy clause 6

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			However due to the acute <u>issue with capacity identified in the Water Cycle Study, it is recommended a Utilities Statement is submitted to support the planning application.</u>	
MM68	102	Supporting text Great Ellingham: Paragraph 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 <del>49-36</del> completions and <del>465-159</del> commitments ( <del>including 75 with decision to grant subject to a Section 106 legal agreement</del> ), 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
MM69	103	Map 3.7 and Policies Map	Amend Map 3.7 Great Ellingham Settlement Boundary as follows:	To ensure that the settlement boundary accurately reflects the planning permissions

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MM70	104	Supporting text Harling: Paragraph 3.223	<p>'Harling is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide an additional <del>242-250</del> dwellings over the plan period to 2036. Of these 250 <del>242</del>, there are currently <del>97-126</del> completions and <del>60-39</del> commitments, <del>—</del> meaning that the new <b>allocation for the remainder of the Local Plan Period to 2036 is 85.</b>' <u>85</u> dwellings are proposed for allocation through the Local Plan.</p>	To ensure consistency with the amended version of Policy HOU 02
MM71	106	Policy	Amend the second sentence as follows:	To ensure the

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		Harling Housing Allocation 1	<p><b>'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>'</b></p> <p>Amend criteria 1 to state: 1. The provision of safe access to the site from Kenninghall Road. <del>Access should be provided through the existing development to the south of the site;</del> <u>A second access point will also be required from Mount Pleasant Drive;</u></p> <p>Amend Criteria 4 as follows: <del>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;</del> <u>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;</u></p> <p>Amend criteria 5 as follows: <del>The development will provide a Locally Equipped Area for Play (LEAP) on-site along with related landscaping and facilities.</del> <u>The provision of open space is required in accordance with Policy ENV 04</u></p> <p>Include the following new criteria: <u>6. The development will need to address through an appropriate legal agreement the widening of Kenninghall Road and provision of</u></p>	<p>policy aligns with the NPPF</p> <p>To ensure the effective development of the site</p> <p>Regard to the findings of the Water Cycle Study</p> <p>To ensure the policy aligns with the modifications proposed to Policy ENV 04</p> <p>To ensure the effective development of the site</p>

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			<p><u>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.</u></p> <p><u>8. The development should ensure the retention of the public right of way (Harling FP2).</u></p> <p>Include the following new criteria:</p> <p><u>9. The development should consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.</u></p> <p>Insert new criteria clause 10</p> <p><b>10.</b> <u>"The scheme will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the East Harling Conservation Area."</u></p>	<p>To ensure the effective development of the site</p> <p>To have regard to comments made by Historic England</p>
MM72	106	Supporting text Harling Housing Allocation 1: Paragraph after 3.239	<p>Insert wording as final paragraph of the supporting text:</p> <p><u>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</u></p>	

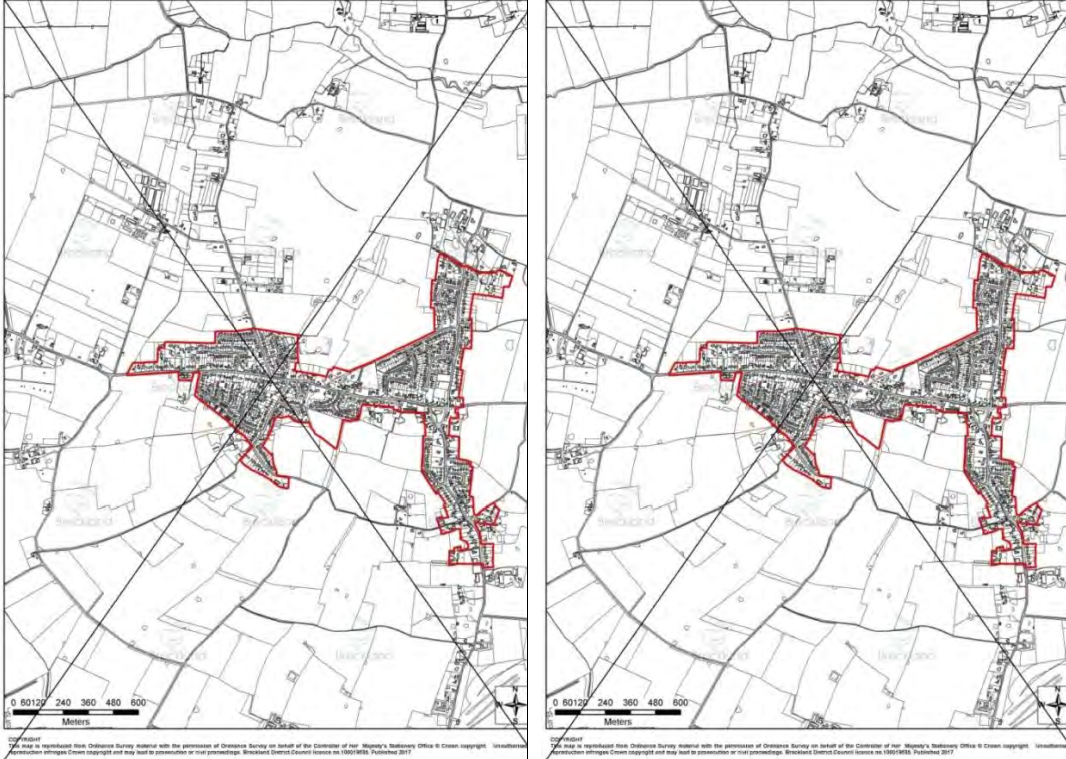


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			<u>acceptable in the interim, or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.</u>	
MM73	107	Supporting text Hockering; Paragraph 3.240	Amend paragraph 3.240 as follows:  ' <b>Hockering</b> 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 <del>68-98</del> dwellings over the plan period to 2036. Of these <del>88-98</del> there are currently 6 completions and <del>57-67</del> commitments, meaning that the new allocation for the remainder of the Local Plan period to <del>2036</del> is 25. 25 additional dwellings are proposed for allocation through the Local Plan.'	To ensure consistency with the amended version of Policy HOU 02
MM74	109	Policy Hockering Housing Allocation 1	Amend the second sentence as follows:  'Development will be subject to compliance with <u>adopted Development Plan policies and</u> the following criteria.'	To ensure the policy aligns with the NPPF
			Amend Criterion 5 as follows:  <del>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;</del>	Regard to the findings of the Water Cycle Study

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MM75	109	Supporting Text Hockering Housing Allocation 1: Paragraphs 3.243 and after 3.246	Amend the first sentence of paragraph 3.243:  'The site is situated upon <del>0.8</del> <u>1.2</u> hectares of agricultural land of Grade 3 quality'.	For consistency with the policy wording.
			Amend the final sentence of paragraph 3.243:  ' <u>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</u> '	To reflect recent planning applications.
			Insert wording as final paragraph of the supporting text:  <u>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.</u>	Regard to the findings of the Water Cycle Study
MM76	110	Supporting text Kenninghall: Paragraph 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 <del>68-66</del> dwellings over the plan period to 2036. Of these <del>68-66</del> , there are currently <del>25-27</del> completions and <del>7-4</del> commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is <del>36</del> . Due to constraints regarding alternative	To ensure consistency with the amended version of Policy HOU 02

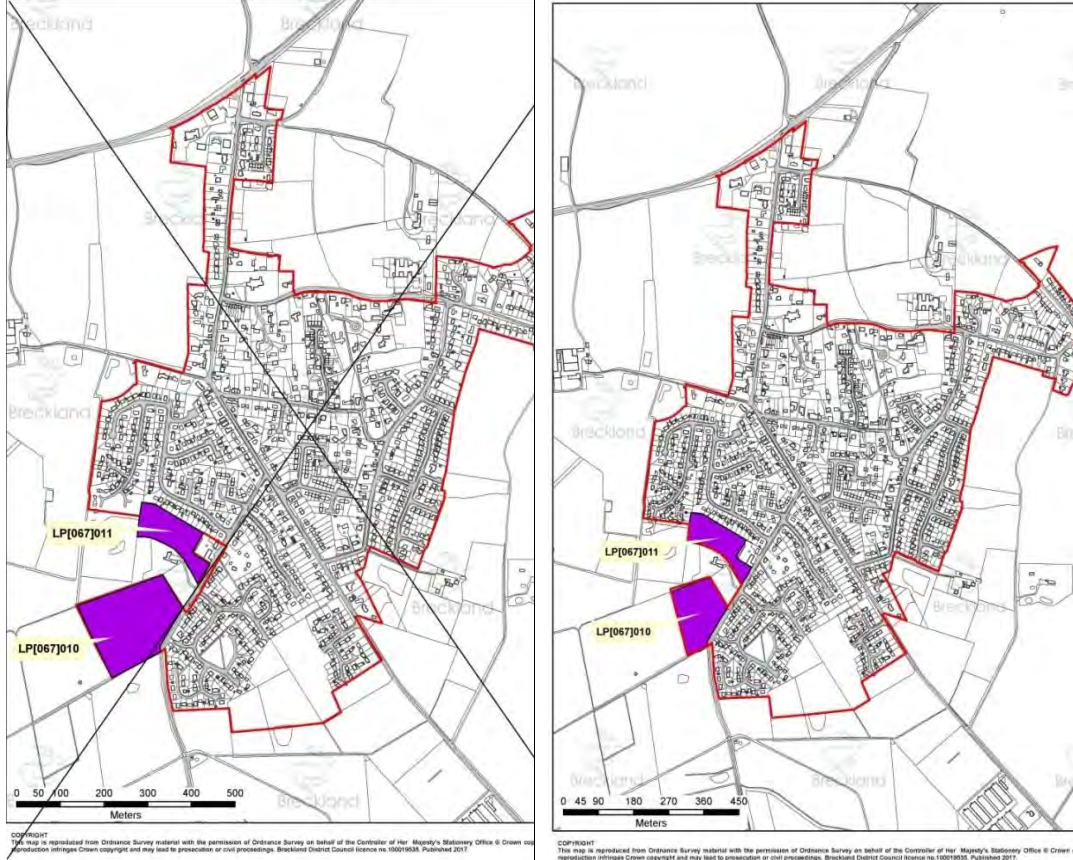
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			sites, particularly around the historic environment, it is proposed that only 15 dwellings will be allocated through the Local Plan. <u>20 further dwellings will be delivered through Policy HOU 03.</u>	
MM77	112	Policy Kenninghall Housing Allocation 1	Amend the second sentence as follows:  'Development will be subject to compliance with <u>adopted Local Plan Development Plan policies</u> and <u>the following criteria:</u> '	To ensure the policy aligns with the NPPF
			Amend criterion 1:  <del>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.</del>  <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the Conservation Area</u>	To have regard to comments made by Historic England
			Amend Criterion 5 as follows:  <del>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;</del>	Regard to the findings of the Water Cycle Study

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MM78	112	Supporting text Kenninghall Housing Allocation 1: Paragraph 3.254	<p>Insert wording as final paragraph (3.254) of the supporting text:</p> <p><u>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.</u></p>	Regards to the findings of the Water Cycle Study
MM79	113	Supporting text Litcham: Paragraph 3.255	<p>Amend paragraph 3.255 as follows:</p> <p><u>'Litcham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 27-32 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.'</u></p>	To ensure consistency with the amended version of Policy HOU 02
MM80	115	Supporting text Mattishall: Paragraph 3.259	<p>Amend paragraph 3.259 as follows:</p> <p><u>'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 44-149 dwellings over the plan period to 2036. Of these 44-149, there are currently 24-26 completions and 55-111 commitments, with a further 23-12 with decision to grant subject to a section 106, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 42 meaning that Mattishall has already exceeded the numbers required over the plan period and, as a result, it is not proposed to allocate further sites through this plan.'</u></p>	To ensure consistency with the amended version of Policy HOU 02

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM81	116	Map 3.11 and Policies Map Mattishall		To ensure that the settlement boundary reflects commitments and completions
MM82	117	Narborough	<p>Amend Paragraph 3.265 as follows:</p> <p>Narborough is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, <u>providing an additional 160 dwellings over the plan period</u> to 2036. <del>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</del></p>	To ensure consistency with the amended version of Policy HOU 02

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			completions and <del>98-92</del> 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. <u>40 additional dwellings are proposed for allocation through the Local Plan.</u>	
MM83	119	Narborough Housing Allocation 1	Amend the second sentence as follows:  'A minimum of 0.8 hectares of 1 Local Area for Play (LAP) will be provided.'  <u>The provision of open space is required in accordance with Policy ENV 04</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend the third sentence as follows:  'Development will be subject to compliance with adopted Local Plan <u>Development Plan</u> policies and the following criteria:'	To ensure the policy aligns with the NPPF
			Add a new policy criterion:  <u>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.</u>	To have regard to comments made by Historic England
			Delete the final paragraph of the policy:  <del>'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.'</del>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
MM84	121	Supporting text Narborough	Insert wording as final paragraph of the supporting text:	To reflect findings of the

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		Housing Allocation 1: After paragraph 3.272	<u>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.</u>	Water Cycle Study
MM85	121	Supporting text Necton Paragraph 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. <del>The village is located between Dereham and Swaffham and has access from the A47. The housing distribution sets out that the village will provide</del> , <u>providing an additional 301-283</u> dwellings over the plan period to 2036. Of these <del>283</del> , <del>74-80</del> are currently completed and a further <del>155-124</del> are committed. <del>The new allocation for Necton is for 72 dwellings over the remainder of the Local Plan period to 2036.</del> <u>79 additional dwellings are proposed to come forward through the plan period. Of these 79, 61 are proposed for allocation through the Local Plan, of which 46 currently have decision to grant subject to section 106, and a further 18 dwellings are proposed to be delivered through Policy HOU 03.</u>	To ensure consistency with the amended version of Policy HOU 02
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)

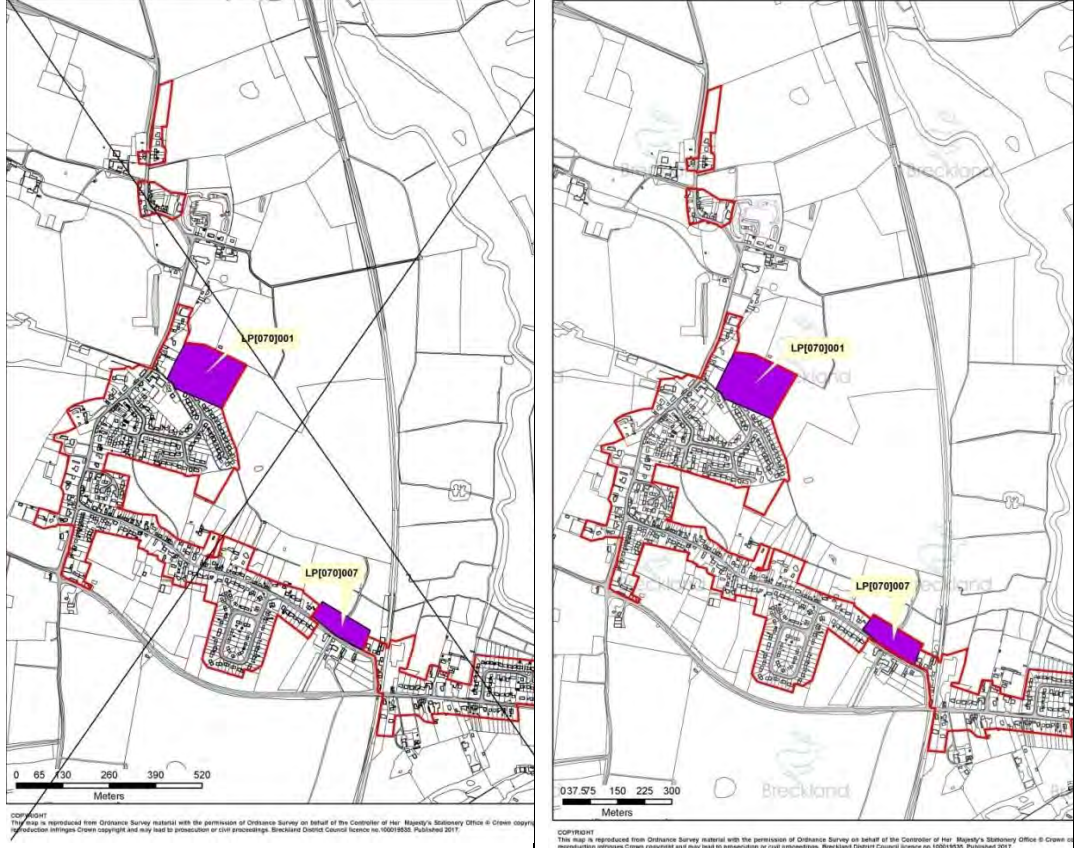
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
				
MM87	123	Necton Housing Allocation 2	<p>Amend the first sentence as follows:</p> <p>‘...residential development of at least <del>40</del><u>46</u> dwellings.’</p> <p>Amend the second sentence as follows:</p>	<p>To reflect the planning permission on the site.</p> <p>To ensure the</p>



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			'Development will be subject to compliance with adopted <del>Local Plan</del> <u>Development Plan</u> policies and the following criteria:'	policy aligns with the NPPF
			Amend Criterion 2 as follows:  'Suitable improvements to pedestrian and cycle links from the site to the village along <del>Chalk Lane</del> <u>the North Pickenham Road</u> are provided;	To correct an error in the text
			Amend Criterion 3 as follows:  <del>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'.</del>  <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets.</u>	To have regard to comments made by Historic England
			Amend Criterion 7 as follows:  <del>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;</del> <u>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</u>	To reflect findings of the Water Cycle Study
MM88	123	Supporting text Necton Housing	Insert wording as final paragraph of the supporting text:	To reflect findings of the

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		Allocation 2: Additional paragraph after 3.280	<u>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.</u>	Water Cycle Study
MM89	124	Policy Necton Housing Allocation 3	Amend the second sentence as follows:  'Development will be subject to compliance with adopted <u>Local Plan Development Plan</u> policies and the following criteria:'	To ensure the policy aligns with the NPPF
			Amend Criterion 3 as follows:  <del>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'.</del>  <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets.</u>	To have regard to comments made by Historic England
			Amend Criterion 6 as follows:  <del>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;</del> <u>Development proposals should have regard to the findings of the Water Cycle</u>	To reflect findings of the Water Cycle Study

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<u>Study which indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified.</u>	
MM90	124	Supporting text Necton Housing Allocation 3: Additional paragraph after 3.283	<p>Insert wording as final paragraph of the supporting text:</p> <p><u>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.</u></p>	To reflect findings of the Water Cycle Study
MM91	125	Supporting text North Elmham: Paragraph 3.284	<p>Amend paragraph 3.284 as follows:</p> <p><del>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 94-95 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.</del></p>	To ensure consistency with the amended version of Policy HOU 02
MM92	126	Map and Policies Map	Amend Map 3.14 Summary of North Elmham Allocations as follows:	To ensure the settlement

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		North Elmham		boundary reflects the allocation (LP[070]007)
				

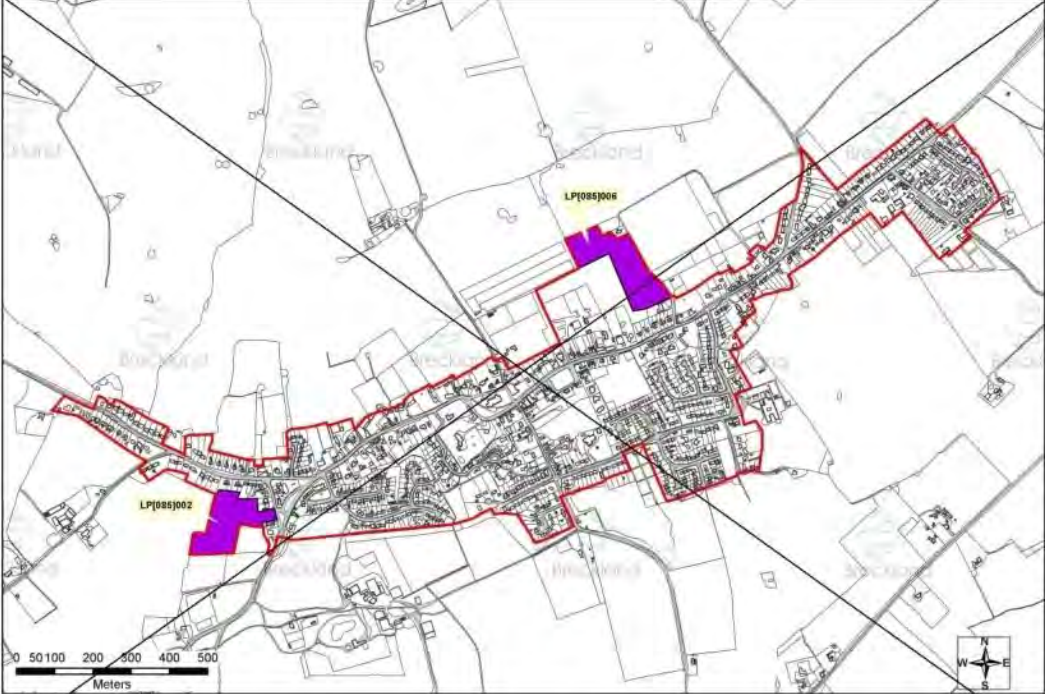
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM93	127	North Elmham Housing Allocation 1	Amend the second sentence as follows:  'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
			Amend Criterion 4 as follows:  <del>Development proposals should respect the setting of designated heritage assets within the vicinity of the site</del>  <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets</u>	To have regard to comments made by Historic England
			Amend Criterion 8 as follows:  <del>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.</del> <u>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.</u>	To reflect findings of the Water Cycle Study
MM94	128	Supporting text North Elmham Housing Allocation 1: After paragraph	Insert wording as final paragraph of the supporting text:  <u>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</u>	To reflect findings of the Water Cycle Study

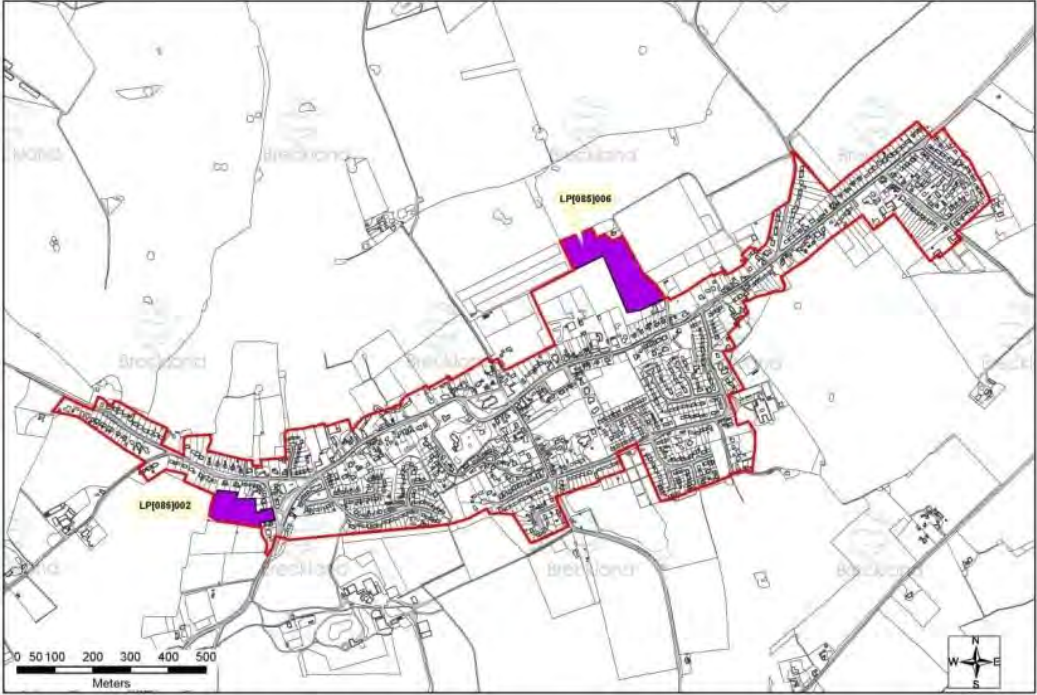
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		3.291	<u>acceptable permanent solutions are not possible, proposals will not be supported.</u>	
MM95	129	North Elmham Housing Allocation 2	Amend the second sentence as follows:  'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> '	To ensure the policy aligns with the NPPF
			Delete criterion 2, 3 and 4 and replace with the following criteria:  <del>2. Retention of views through the site, respecting setting of the conservation area and wider landscape character;</del> <del>3. Development should respect the setting of adjacent listed buildings;</del> <del>4. An archaeological assessment is required to support the application.</del>  <u>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.</u>	To have regard to comments made by Historic England
			Amend Criterion 6 as follows:  <del>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;</del> <u>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</u>	To reflect findings of the Water Cycle Study
MM96	129	Supporting text North Elmham	Insert wording as final paragraph of the supporting text:	To reflect findings of the

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		Housing Allocation 2: After paragraph 3.299	<u>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.</u>	Water Cycle Study
MM97	130	Supporting text Old Buckenham: After paragraph 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. <del>The village will provide</del> <u>providing</u> an additional <del>69-73</del> dwellings over the plan period to 2036. Of these <del>69-73</del> , there are currently <del>16-17</del> completions and <del>16-19</del> commitments, <del>meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 37.</del> <u>37 additional dwellings are proposed over the plan period. Of these 37, 20 are proposed for allocation through the Local Plan and a further 17 are proposed to be delivered through Policy HOU 03.</u> '	To ensure consistency with the amended version of Policy HOU 02
MM98	132	Policy Old Buckenham Residential Allocation 1	Amend the second sentence as follows:  'Development will be subject to compliance with <u>adopted Development Plan policies and</u> the following criteria.'	To ensure the policy aligns with the NPPF
			Amend Criterion 1 to state  'Appropriate <u>use of height, scale and density</u> to reflect and respect existing development.'	To respect the
			Amend Criterion 2 as follows:	To have regard to comments made

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>'Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.'</del></p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets.</u></p>	by Historic England
			<p>Amend Criterion 5 as follows:</p> <p><del>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.</del></p>	To reflect findings of the Water Cycle Study
MM99	132	Supporting text Old Buckenham Residential Allocation 1 : After paragraph 3.303	<p>Insert wording as final paragraph of the supporting text:</p> <p><u>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.</u></p>	To reflect findings of the Water Cycle Study
MM100	133	Supporting text Shipdham : Paragraph 3.304	<p>Amend paragraph 3.304 as follows:</p> <p>'Shipdham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an</p>	To ensure consistency with the amended version of Policy



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			<p>additional <del>285-282</del> dwellings over the plan period to 2036. Of these <del>260-282</del>, there are currently <del>75-69</del> completions and <del>136-152</del> commitments., meaning that the new allocation for the remainder of the Local Plan Period to 2036 is <del>80-78</del> additional dwellings are proposed for allocation through the Local Plan.</p>	HOU 02
MM101	134	Map 3.16 summary of the Shipdham Allocation		To ensure that the allocation drawn on the map reflects the policy wording of Shipdham Residential Allocation 1

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
				
MM102	135	Shipdham Residential Allocation 1	<p>Amend the first sentence as follows:  ...is allocated for a residential development of at least <u>253</u> dwellings..</p> <p>Amend the second sentence as follows:  'Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>'</p>	<p>To reflect the planning permission on the site.</p> <p>To ensure the policy aligns with the NPPF</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Amend Criterion 5 as follows:</p> <p><del>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;</del>  <u>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;</u></p>	To reflect findings of the Water Cycle Study
			<p>Add new Criterion to the policy wording:</p> <p><u>6.The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the Conservation Area</u></p>	To have regard to comments made by Historic England
			<p>Insert wording as final paragraph of the supporting text:</p> <p><u>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.</u></p>	To reflect findings of the Water Cycle Study
MM103	136	Shipdham Residential Allocation 2	<p>Amend the second sentence as follows:</p> <p>'Development will be subject to compliance with <u>adopted Development Plan policies and</u> the following criteria.'</p>	To ensure the policy aligns with the NPPF

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Amend Criterion 5 as follows:</p> <p><del>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;</del>  <u>Development proposals should have regard to the findings of the Water Cycle Study which indicates potential issues with the wastewater network capacity.</u>  <u>Applications will need to demonstrate appropriate solutions have been identified;</u></p>	To reflect findings of the Water Cycle Study
			<p>Add new Criterion to the policy wording:</p> <p><u>6.The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the Conservation Area</u></p>	To have regard to comments made by Historic England
MM104	136	Supporting text Shipdham Residential Allocation 2 Following paragraph 3.314	<p>Insert wording as final paragraph of the supporting text:</p> <p><u>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.</u></p>	To reflect findings of the Water Cycle Study
MM105	137	Supporting text Sporle: Paragraph 3.315	<p>Amend paragraph 3.315 as follows:</p> <p>'Sporle is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional <del>67-72</del> dwellings over the plan period to 2036. There are currently <del>16-19</del> completions</p>	To ensure consistency with the amended version of Policy HOU 02

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			and 46-18 commitments. <del>The proposed allocation for the remainder of the Local Plan Period to 2036 is 35.</del> <u>35 additional dwellings are proposed for allocation through the Local Plan.</u>	
MM106	139	Policy Sporle Residential Allocation 1	Amend the second sentence as follows:  'A minimum of 1 Local Area for Play (LAP) shall be provided.'  <u>The provision of open space is required in accordance with Policy ENV 04</u>	To ensure the policy aligns with the modifications proposed to Policy ENV 04.
			Amend the third sentence as follows:  'Development will be subject to compliance with adopted <del>Local</del> <u>Development</u> Plan policies and the following criteria:'	To ensure the policy aligns with the NPPF
			Amend Criterion 5 as follows:  <del>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'.</del>  <u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets. An archaeological assessment will be required to support the application.</u>	To have regard to comments made by Historic England
			Amend Criterion 6 as follows:  <del>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</del>	To reflect findings of the Water Cycle Study

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<del>sought;</del> <u>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;</u>	
MM107	139	Supporting text Spurle Residential Allocation 1: Paragraph after 3.322	Insert wording as final paragraph of the supporting text:  <u>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.</u>	To reflect findings of the Water Cycle Study
MM108	140	Supporting text Swanton Morley: Paragraph 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 additional <del>180-184</del> dwellings over the plan period to 2036. Of these <del>180-184</del> , there are currently <del>80-84</del> completions and 15 commitments., <del>meaning that the new allocation for the remainder of the Local Plan period to 2036 is 85-85</del> <u>additional dwellings are proposed for allocation through the Local Plan*.</u>	To ensure consistency with the amended version of Policy HOU 02
MM109	142	Policy Swanton Morley Residential Allocation 1	Amend the second sentence as follows:  “Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> ’	To ensure the policy aligns with the NPPF
			Amend Criterion 5 as follows:  <u>Development should provide a minimum of a Locally Equipped Area for Play</u>	To ensure the policy aligns with the

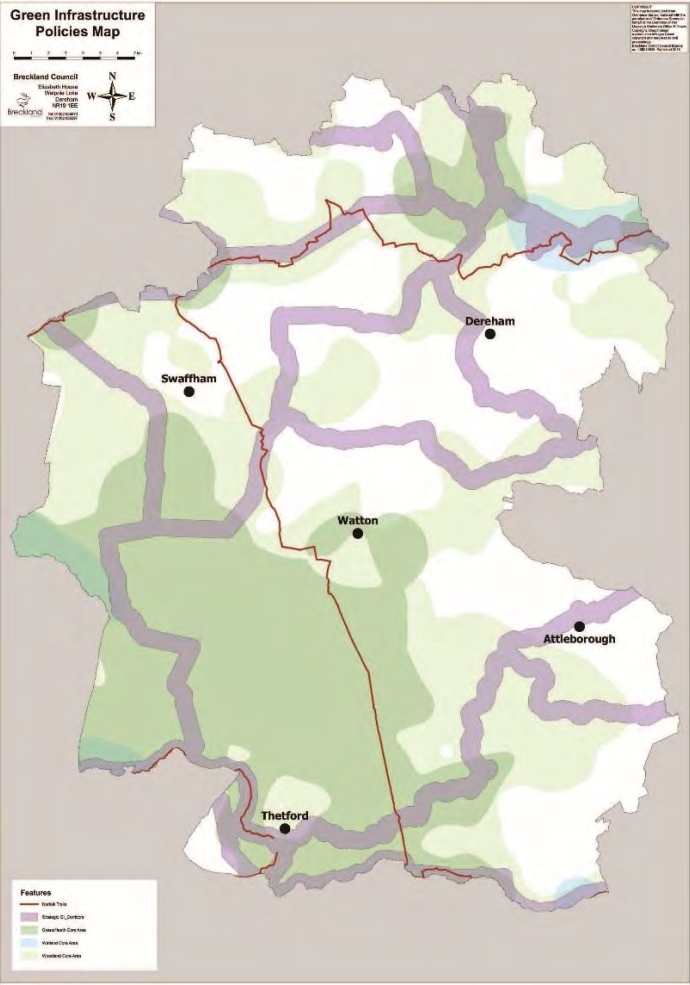
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>(LEAP) on site along with related landscaping and facilities.</del></p> <p><u>The provision of open space is required in accordance with Policy ENV 04</u></p>	modifications proposed to Policy ENV 04.
			<p>Amend Criterion 6 as follows:</p> <p><del>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;</del></p>	To reflect findings of the Water Cycle Study
			<p>Add new criterion 9:</p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets</u></p>	To have regard to comments made by Historic England
			<p>Add new criterion 10:</p> <p><u>'Development should have regard to the cumulative effects of the site alongside the 52 dwellings approved under the application 3PL/2014/0083/F'</u></p>	To ensure that development takes into consideration the cumulative impacts of development in the area.
MM110	142	Supporting text Swanton Morley Residential	<p>Insert wording as final paragraph of the supporting text:</p> <p><u>The Councils Water Cycle Study identifies potential capacity limitations with the wastewater network transferring foul sewerage to the Waste Water</u></p>	To reflect findings of the Water Cycle Study

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
		Allocation 1: Paragraph after 3.330	<u>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.</u>	
MM111	142	Supporting text TR 01: Paragraph after 4.10	Add new paragraph after paragraph 4.10 to state:  <u>'When considering the opportunities to encourage walking and cycling within the district, it is also necessary to consider the perceptions of safety. Studies have shown that the perception of safety in relation to both walking and cycling can result in people choosing to make journeys by the private car.'</u>	To ensure that safety also includes perceptions of safety.
MM112	147	Policy TR 01	Amend criterion b to state:  'locating development so as to ensure wherever possible, new development is <del>close to access points such as bus stops</del> <u>accessible by sustainable modes of transport and makes that proposals include provision for improved public transport</u> '.	
			Delete final paragraph:  <del>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.'</del>	This is repeated in TR 02 and is better placed there.
MM113	148	Policy TR 02	Amend bullet point 4 to state:  'Provide safe, suitable and convenient access for all users, including	In order to link the policy clearly to Appendix 2 of



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			appropriate parking and servicing provision in terms of amount, design and layout ( <u>Appendix 2 provides a starting point</u> ) and;'	the plan.
			Amend bullet point 5 to state:  'avoid inappropriate traffic generation and <u>do not compromise</u> <del>compromising</del> highway safety.'	
			Amend final paragraph to state:  ' <u>Major</u> development proposals should include an assessment of the impacts of new development on the existing transport network; <u>and demonstrate how they will maximise connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes.</u> Where potential transport impacts are identified, developers will be expected to produce Transport Assessments, based on an appropriate methodology, to assess the impacts and identify appropriate mitigation, together with Travel Plans where appropriate.'	To ensure that the policy also meets the aims set out in Policy GEN 02.
MM114	150	Supporting text Green Infrastructure: After paragraph 5.11	Insert three further paragraphs between 5.11 and 5.12: <u>Breckland District Council has worked collectively with other Local Planning Authorities in Norfolk to produce the Norfolk Strategic Framework. This document forms a set of agreements for working together on strategic, cross boundary planning matters. In order to deliver effective green infrastructure linkages we must look wider than administrative boundaries, seeking improved connectivity across Norfolk and beyond to bordering counties. Strategic green infrastructure corridors and habitat core areas for Norfolk have been identified as shown on the 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.</u>	To highlight the significance of local GI strategies and Neighbourhood Plans and aid interpretation of the policy

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			<p><u>Implementation of the policy will be supported by consideration of more detailed local green infrastructure strategies (both existing and future strategies), where applicable. In areas where green infrastructure strategies have been produced, including for the market towns of Dereham and Thetford, development proposals should have regard to the overarching strategy for improving green infrastructure linkages. Development proposals should also be informed by made Neighbourhood Plans which often highlight significant green spaces of importance to the community in their policies, and can also include new designations of local green space.</u></p> <p><u>Unlike smaller, urban areas it is not feasible to identify every component of 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.</u></p>	
MM115	150	Green Infrastructure supporting Map: After paragraph 5.11	Insert Norfolk Green Infrastructure Map in document and show on the Policies Map:	To aid implementation of policy.

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			 <p>The map, titled 'Green Infrastructure Policies Map', shows the Breckland Council area. It features several green infrastructure corridors and nodes. The nodes are labeled: Swaffham, Derham, Watton, Attleborough, and Thetford. The corridors are color-coded: purple for 'Strategic Green Corridor', green for 'Green Network', blue for 'Water Corridor', and light green for 'Local Green Corridor'. A legend in the bottom left corner identifies these features. A scale bar and north arrow are in the top left. A legend in the top right corner lists the map's metadata, including the Breckland Council logo, Elizabeth House, Breckland Area, and the map's title.</p>	

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MM116	150	Policy ENV 01	<p>Amend 1st para</p> <p>The network of green infrastructure in the District, including water bodies <u>and the strategic green infrastructure corridors shown on the Policies Map</u> 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.</p> <p>Amend 3rd para, second sentence:</p> <p><del>...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</del> <u>compensatory provision will be required in the form of new and/or enhancements to the existing green infrastructure. Where appropriate, the Council will seek to secure through planning obligations provision for the future management and/or maintenance of green infrastructure.</u> Developments that fail to exploit opportunities...</p>	
			<p>Insert additional wording as final paragraphs to the policy:</p> <p><u>Development proposals should also have regard to Council endorsed strategic green infrastructure strategies and made neighbourhood plans when considering opportunities on site to provide connections and linkages with the wider network of green infrastructure.</u></p> <p><u>The absence of a detailed green infrastructure strategy for an area should not prevent the consideration of opportunities for linking strategic green areas at a higher level when preparing development proposals. As a starting point, green areas in the local vicinity of a site including designated areas of open space (in line with policy ENV 04), local green space designations, Public Rights of Way and areas protected by environmental designations should be identified to</u></p>	

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			<p><u>explore possible opportunities for improving connectivity between sites, where appropriate, and in the context of balancing other planning considerations for the site.</u></p>	
MM117	151	Supporting text Sites, habitats and species of European, National and Local Nature Conservation Importance: Title and Paragraph 5.13 and 5.18	<p>Amend title of supporting text  <b>Sites, habitats and species of European, National and Local Nature Conservation Importance</b>  <b>Biodiversity protection and enhancement</b></p> <p>Amend text in second to last sentence of paragraph 5.13  ...Regard should also be had to The Conservation of Habitats and Species Regulations <del>2017</del> <del>2010</del>, as amended, and the Wildlife and Countryside Act 1981, as amended....</p> <p>Amend text in paragraph 5.18  5.18 When preparing applications applicants should consider the potential effects of the application on biodiversity demonstrating that potential effects have been avoided, and where this is not possible, adequately mitigated for. Biodiversity net gains and contribution to ecological networks should be sought <u>for all development, and this should be proportionate to the scale of the proposal and any potential impacts. A development with limited or no impacts on biodiversity should still seek to demonstrate a biodiversity net gain wherever possible. If, when considered alone or with existing and known future projects, an application is likely to affect a European site the applicant must provide a report accompanying the application showing the site(s) that may be affected together with sufficient information and appropriate evidence to enable the Council if necessary to undertake a Habitats Regulations Assessment, including consideration of likely significant effects either alone or in combination with other plans and projects, and where necessary an in depth assessment of any identified potential effects and proposed mitigation measures, to inform an appropriate assessment.</u></p>	<p>To reflect that the policy covers general biodiversity</p> <p>Correct reference to regulations</p>

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			The Habitats Regulations Assessment (HRA) refers to the whole process of assessment, including - where one is required - the appropriate assessment stage.	
MM118	152	Policy ENV 02	<p>Amend policy:  <b>Policy ENV 02 <u>Biodiversity protection and enhancement Sites of International, European, National &amp; Local Nature Conservation Importance</u></b></p> <p>The highest level of protection will be given to European Sites, with development only permitted where <del>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 in combination with other plans or projects).</del></p> <p>Where measures to mitigate for potential adverse effects <u>on European sites are required, identified,</u> the proposed mitigation measures must be justified as fit for purpose with appropriate evidence, <u>to inform the Council's Habitats Regulations Assessment.</u></p> <p><del>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.</del></p> <p>Development likely to have an adverse effect (either directly or indirectly) on a site of national, regional or local biodiversity, or geological interest, as identified on the Policies Map, will not be permitted unless:</p> <p>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;</p>	To aid implementation of policy; to correct reference to Ecological Impact Assessments; to clarify that the policy applies to more than just designated sites.

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			<p>it has been demonstrated, where development would result in significant harm, that it cannot be reasonably located on an alternative site that would result in less or no harm, and;</p> <p>residual harm, after all measures to prevent and adequately mitigate <u>have been applied</u>, will be adequately compensated for.</p> <p>Where the Council considers that a designated site, protected species, or any species or habitat, <u>particularly where listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), of principal importance for conservation</u> may be <u>adversely affected</u> by a development proposal, an <u>ecological assessment environmental impact assessment (EclA)</u> will be required to be submitted with the planning application to assess effects on <del>European sites and effects on</del> flora and fauna, <u>commensurate with the scale of the impact and the importance of the species.</u> <del>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.</del></p> <p>In accordance with the stepwise approach to protecting biodiversity (<u>the mitigation hierarchy</u>), all development with the potential to affect biodiversity should demonstrate how such effects have been considered, <u>by firstly demonstrating how effects have been avoided, and then how effects that cannot be avoided have been minimised.</u> <u>Residual harm, after all measures to prevent and adequately mitigate have been applied, must be adequately compensated for.</u></p> <p><u>All development should demonstrate and how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any).</u></p> <p>Where development is permitted, the authority will consider the need for conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation and / or geological interest. <del>Where development</del></p>	

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			<p>is likely to have an impact upon a species that is not protected by other legislation, and in particular where a habitat or species is listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), there will be an expectation that the development proposal will be accompanied by an impact study commensurate with the scale of the impact and the importance of the species. Wherever a proposed development may have a detrimental impact upon a designated site or protected species, appropriate conditions and/or planning obligations will be used to ensure that <u>the appropriate mitigation measures incorporated within the proposal are fully implemented, and monitored where required.</u> <del>utilised.</del></p> <p>Policy ENV03 outlines specific requirements that apply to <u>The Breckland Special Protection Area</u></p>	
MM119	153	Supporting text ENV 03: Title and paragraph 5.19 to 5.26	<p>Amend supporting text:</p> <p><del>The Brecks</del> <b><u>Breckland Special Protection Area</u></b></p> <p>Covering <del>39,141ha</del> 39,434ha of heathland, forest and arable farmland, The Brecks is of International and European value to birdlife. Designated in 2006 as a Special Protection Area (SPA) under the European Council's Directive on the Conservation of Wild Birds, The Brecks habitat is important for a range of ground-nesting birds including the Stone Curlew, Woodlark and Nightjar.</p> <p>The East of England supports 65% of the UK's breeding pairs of Stone Curlew where most breeding is located within the Brecks. The rich biodiversity of The Brecks is also recognised through other statutory conservation designations including four Special Areas of Conservation (SACs), numerous SSSI and National Nature Reserves (NNR), where the latter (NNRs and SSSIs) make up 40% of the total area.</p> <p>Evidence used to support the adoption of the Core Strategy in 2009 included</p>	Consistency with the Habitats Regulation Assessment (LP/S/4). To ensure the Plan is compliant with the Habitats Regulations.



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			<p>research to inform the Habitats Regulations Assessment (HRA) of the Core Strategy which examined the effects of housing and roads on the distribution of the Stone Curlew in The Brecks.</p> <p>The adopted mitigation policy required that any new development which may impact on the SPA must be subject to Appropriate Assessment. <u>The measures are defined by buffers (Map 5.1).</u> New development <u>will is-not normally be permitted within 1,500m of the edge of the SPA (primary buffer represented by red cross hatching)</u> unless it can be demonstrated by an appropriate assessment that the development would not adversely affect the integrity of the SPA. Such circumstances may include the use of existing buildings and development where completely masked from the SPA by existing development.</p> <p>Stone Curlews are also found outside the SPA; these birds are clearly part of the SPA population and functionally linked. Accordingly, <u>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).</u></p> <p><u>Within these areas development may be brought forward, providing a project level Habitats Regulations Assessment can demonstrate adverse effects have been prevented, for example where alternative land outside the SPA can be secured to adequately mitigate for the potential effects.</u></p> <p>In 2013 a "Further Assessments of the Relationship between Buildings and Stone Curlew Distribution" study was carried out to update previous work on the effect of buildings and roads on Stone Curlews in The Brecks. Including new analysis and using additional survey data, this study report focused on the effects of buildings <del>and roads on</del> <u>the distribution of breeding Stone Curlew</u> in The Brecks. The report provides strong support for the continuation of a 1500m zone around the areas capable of supporting Stone Curlews. Within</p>	

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			<p>this zone additional development is likely to have a significant effect on the SPA.</p> <p>The 2013 research also suggests that the planting of woodland/screening as a mitigation measure is unlikely to be effective and that the effect of nest density is strongest as a result of the amount of buildings rather than type. One of the key aims of the research was to differentiate the effects of nest density due to different building classes. Due to the sample size and number of buildings identified there needs to be an element of caution applied to the results, however, the research indicates that there was no evidence of a negative impact of agricultural or commercial buildings. As such, the analysis suggests project level HRA for non-residential development in the SPA buffer zones may be able to demonstrate that adverse effects can be ruled out.</p> <p>A draft protocol entitled 'Agricultural Buildings and the Breckland Special Protection Area stone curlew constraint zone' was produced by Natural England (2013) with input from stakeholders. <del>Natural England suggested that Breckland Council may wish to update and formally adopt this protocol to take account of the most recent Footprint Ecology report and expand it to include commercial buildings, and this has therefore been taken into account in the Local Plan HRA. For non-residential 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.</del></p> <p><u>Further analysis of the most recent Stone Curlew survey data allowed for some minor revisions to the primary (red) and secondary (blue) buffers to ensure they remain founded upon up to date information. Areas where data is absent, but could potentially provide functionally linked land, is identified by orange cells. Here a likely significant effect is presumed until project level Habitats Regulations Assessment provides additional information.</u></p>	

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			<p><b><u>Urban effects and recreational pressure</u></b></p> <p>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, 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.</p> <p><u>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</u></p>	<p>To provide clarity of how the Monitoring and Mitigation Panel will work and who the partners are.</p>

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			<p><u>Mitigation Framework and its outputs to aid consideration of development proposals, and for HRA screening.</u></p> <p>The Thetford SUE represents the largest area of planned growth within the District which would result in increased recreational pressure in The Brecks. A number of strategic mitigation measures were accepted as part of the adopted Thetford Area Action Plan in July 2012 which have <del>been saved</del> <u>not been superseded</u> through this Local Plan. Further measures have been incorporated within a number of site allocation policies within the plan to ensure that mitigation is provided to reduce the impact of recreational pressure on designated sites.</p>	<p>To provide consistency in terminology with regard to policies that have not been superseded.</p>
MM120	155	Policy ENV 03	<p>Amend wording in Policy ENV 03:</p> <p><b>Policy ENV03 The Brecks Protected Habitats &amp; Species</b></p> <p>The Council requires that a Habitats Regulations Assessment is undertaken on all proposals for development that are likely to have a significant effect on The Breckland Special Protection Area (SPA) which is classified for its populations of Stone Curlew, Woodlark and Nightjar, and/or Breckland Special Area of Conservation (SAC), which is designated for its heathland habitats. Development will only be permitted where it can be demonstrated that the proposal will not adversely affect the integrity of the SPA or the SAC.</p> <p><b>Stone Curlew</b></p> <p>Plan level Habitats Regulations Assessment has been undertaken to identify where built development is likely to significantly affect the Breckland SPA. Map 5.1 identifies a 1,500m buffer zone from the edge of those parts of the SPA that support, or are capable of supporting, Stone Curlew, where new built development would be likely to significantly affect the SPA population.</p>	<p>Consistency with the Habitats Regulation Assessment (LP/S/4).</p> <p>To provide clarity of the Monitoring and Mitigation Framework as agreed in the SoCG between Breckland District Council and the RSPB.</p>

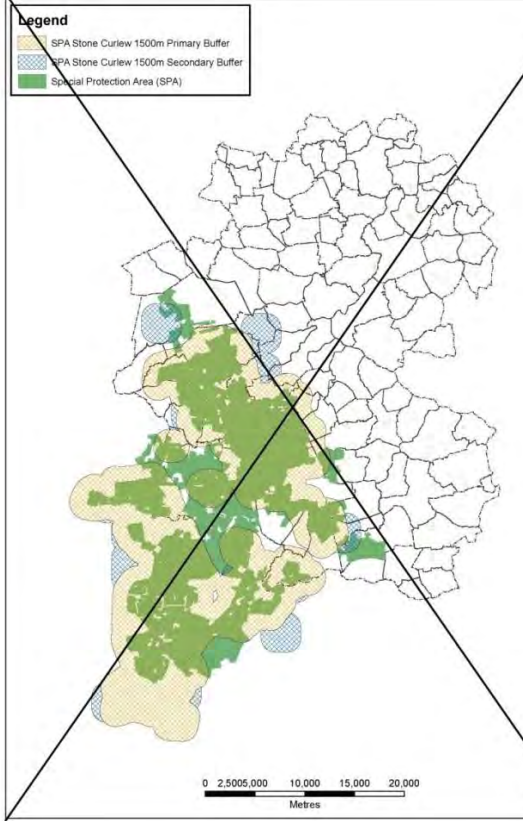
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			<p>The plan level Habitats Regulations Assessment also identifies areas that have a functional link to the SPA, because they support Stone Curlew outside, but in close proximity to the SPA boundary.</p> <p>These areas also have a 1500m buffer zone, within which new built development would be likely to significantly affect the SPA population.</p> <p><u>A conclusion of no likely significant effect can be met where the proposed building is located further than 1500m away from the SPA boundary (red primary buffer) or the identified (blue secondary buffer) or possible (orange square cells) areas that have a functional link (see Map 5.1).</u></p> <p>Development within the SPA boundary, or located less than 1500m away from the SPA boundary or identified areas that have a functional link (see Map 5.1) will not normally be permitted.</p> <p>Where a proposed building is outside the SPA but within 1500m of the SPA boundary or identified <u>or possible</u> areas that have a functional link (see Map 5.1), there may be circumstances where a project level Habitats Regulations Assessment is able to demonstrate that the proposal will not adversely affect the integrity of the SPA. <u>For agricultural buildings,</u> Applicants must provide evidence to show how their proposal meets the criteria listed in Natural England's "Agricultural Buildings and the Breckland SPA Stone Curlew constraint zone" advice note, or successor document. Circumstances where the proposal is able to conclusively demonstrate that it will not result in an adverse effect on Breckland SPA may include where the proposal is:</p> <ul style="list-style-type: none"> <li>• More than 1500m away from potential stone curlew <del>nesting sites</del> habitat (such as arable land) inside the SPA <del>(these are those parts of the SPA that are also designated as Breckland Farmland SSSI);</del></li> <li>• A new building that will be completely masked on all sides from the SPA by existing built development;</li> </ul>	

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			<ul style="list-style-type: none"> <li>• A proposed re-development of an existing building that would not alter its footprint or increase its potential impact;</li> <li>• A new agricultural building of less than 120 sqm;</li> <li>• An extension to existing agricultural buildings of less than 120 sqm or 100% of the original, whichever is less.</li> </ul> <p><u>Large developments adjacent to, or just outside the primary or secondary buffer, particularly where occurring in an isolated area with few other buildings, are likely to also require project level assessment.</u></p> <p><b>Woodlark and Nightjar</b></p> <p>Development within 400m of the SPA that support, or are capable of supporting Woodlark and/or Nightjar will not normally be permitted. The Council will consider the need for a Habitats Regulations Assessment to determine the implications of development on Nightjar and Woodlark on a case by case basis, depending on the location and nature of the proposal.</p> <p><b>Recreation pressure and urban effects</b></p> <p>Plan level Habitats Regulations Assessment has identified the potential for increased disturbance to Nightjar, Woodlark and Stone Curlew as a result of recreation and the potential for other urban effects such as increased fire, litter and eutrophication to significantly affect Breckland SPA and SAC.</p> <p><del>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:</del></p> <ul style="list-style-type: none"> <li><del>• new on site recreational areas in accordance with other policy</del></li> </ul>	

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			<p>requirements in this plan, and/or;</p> <ul style="list-style-type: none"> <li>• <del>other measures that contribute to managing recreation pressure, such as educational/information materials, staff resources, managing car parking and projects targeting dog walking.</del></li> </ul> <p>The Council will work with partners to develop a framework for managing and monitoring urban effects. Proposals for development where urban heaths at Thetford (Barnham Cross Common, Thetford Heath, Thetford Golf Club and Marsh), East Wretham or Brettenham are likely to be used as local greenspace will need to demonstrate the inclusion of mitigation measures that contribute to the framework to address the potential impact urban effects on Breckland SPA. This should comprise:</p> <ul style="list-style-type: none"> <li>• <del>new on-site recreational areas in accordance with other policy requirements in this plan, and/or;</del></li> <li>• <del>other measures that contribute to managing recreation pressure, such as educational/information materials, staff resources, managing car parking and projects targeting dog walking or; where the development will not provide on-site recreational space;</del></li> <li>• <del>promotional materials for new residents to advertise existing local suitable alternative natural green space for recreation. 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 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 urban effects on Breckland SPA.</del></li> </ul> <p><u>Monitoring and Mitigation Framework</u></p>	

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			<p><u>The Council commits to a framework of measures that will enable it to co-ordinate the necessary monitoring and mitigation measures required to demonstrate that the increases in visitor pressure arising from new development in the District will be addressed before adverse effects on European sites occurs. These will include as a minimum the following measures to be implemented following adoption of the Plan:</u></p> <ul style="list-style-type: none"> <li>•<u>Creation of an advisory group;</u></li> <li>•<u>Production of a monitoring programme;</u></li> <li>•<u>Identification of mitigation measures; and</u></li> <li>•<u>Defining funding to support the above measures.</u></li> </ul> <p><u>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</u></p>	
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 Assessment (LP/S/4).



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Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<div data-bbox="768 331 969 443" style="border: 1px solid black; padding: 5px;"> <p>Legend</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: yellow; margin-right: 5px;"></span> 1 Km Orange Cells (Stone Curlew)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> European Sites SAC and SPA</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; border-style: dashed; margin-right: 5px;"></span> Primary buffer (Stone Curlew)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; border-style: dotted; margin-right: 5px;"></span> Secondary buffer (Stone Curlew)</li> </ul> </div> <div data-bbox="775 443 1350 1161" style="text-align: center;"> </div> <p data-bbox="786 1214 1778 1246">The proposed change results in amendments to the following Policies Maps:</p> <ul data-bbox="786 1251 1402 1385" style="list-style-type: none"> <li>• Griston</li> <li>• Narborough</li> <li>• Mundford</li> <li>• Roudham Heath General Employment Area</li> </ul>	

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			<ul style="list-style-type: none"> <li>• Saham Toney</li> <li>• Swaffham</li> <li>• Watton</li> <li>• Weeting</li> </ul>	
MM122	158	Supporting text Open Space, Sport and Recreation: Paragraph 5.30 to 5.34	<p><b>Amend supporting text (paragraphs 5.30 – 5.34)</b></p> <p>5.30 The study shows that when assessing overall playing space in the District at a Fields in Trust (FIT) <del>standard</del> <u>guidance</u> of 2.56 ha per 1000 population, 70% of the parishes in the District do not meet the FIT <del>standard</del> <u>guidance</u>. The five market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the largest deficiencies in total playing space provision for their populations compared to the FIT <del>standard</del> <u>guidance</u>, with Thetford having the largest deficiency of any parish in the District.</p> <p>Furthermore, 70% of the parishes in the District do not meet the FIT <del>standard</del> <u>guidance</u> for children’s play area provision. The 5 market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the highest proportion of children in addition to the highest deficiency of provision in children’s play compared with the FIT <del>guidance</del> <u>standard</u>. 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 <del>standard</del> <u>guidance</u>.</p> <p>5.32 Only 30% of the parishes in Breckland meet the FIT outdoor sports <del>standard</del> <u>guidance</u>. The five market towns have an average or above quality score, despite having a deficiency in the amount of space. Whereas the majority of the rural parishes have an average or below sports quality score, despite having a <u>lower FIT standards-level of deficiency against the FIT guidance</u>. A similar pattern was found following the 2010 assessment and consequently the policy focus is to improve the quality, rather than quantity, of rural sports pitches.</p>	

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			<p>5.33 The Accessible Natural Green Space Standard (ANGST) requires that sites of at least 2ha in size, of accessible green space, are available per 1000 people based on no one living more than 300m from the nearest area of natural green space. It also recommends that no one should live 2km from at least one accessible site of at least 20ha; 5 km from at least one accessible site of at least 200ha; and 10km from at least one accessible site of 500ha.</p> <p>5.34 In conclusion, the Breckland Open Space, Sport and Recreation study recommended that:</p> <ul style="list-style-type: none"> <li>• <del>The local standards standard found acceptable in the open space assessment</del> 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 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; 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> </ul>	

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			5.35 Planning obligations sought... [end of changes to supporting text]	
MM123	160	Policy ENV 04 Open Space, Sport & Recreation	<p>Amend policy wording:</p> <p><b>Policy ENV04 Open Space, Sport and Recreation</b></p> <p><u>Open space designations as identified through the 2015 Open Space Assessment are shown on the Policies Maps.</u></p> <p><b>Existing Provision</b></p> <p>Development that would result in the loss of existing designated open space will only be permitted if:</p> <p>(b) (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 recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or</p> <p>) the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location.</p> <p>The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted, <u>unless there is a space of equal or 'greater' value provided as part of the proposal.</u></p> <p><b>New Provision</b></p>	To aid implementation

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>All new residential development <u>of 11 or more dwellings will be</u> <del>is</del> expected to provide a contribution towards outdoor playing space equivalent to 2.56 hectares per 1,000 population*, which equates to 25.6m<sup>2</sup> of outdoor playing space per person. As set out in the Open Space Assessment (2015), this 25.6m<sup>2</sup> is broken down to 17.6m<sup>2</sup> of outdoor sport area and 8m<sup>2</sup> of children's play space.</p> <p>There is a presumption that for developments comprising of 25 dwellings or more that <del>open space, sport and recreation facilities</del> <u>outdoor playing space</u> 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 <u>having regard to</u> <del>in accordance with</del> relevant standards.</p> <p><del>Within a residential development of 25 or more dwellings</del> 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. <del>in accordance with the NPFA standard.</del></p> <ul style="list-style-type: none"> <li><del>□ On sites of 25 dwellings and above – Minimum of 1 Local Area for Play (LAP)</del></li> <li><del>□ On sites of 50 dwellings and above – Minimum of 2 LAPs (or equivalent provision if provided as 1 large LAP)</del></li> <li><del>□ On sites of 80 dwellings and above – Minimum of 1 Local Equipped Area for Play (LEAP)</del></li> <li><del>□ On sites of 200 dwellings and above – Minimum of 2 LEAPs and an Outdoor Sport Area</del></li> <li><del>□ On sites of 400 dwellings and above – Minimum of 1 Neighbourhood Equipped Area for Play (NEAP) and an Outdoor Sport Area</del></li> </ul> <p>It is recognised that there may be cases where the direct provision of <del>open space</del> <u>outdoor playing space</u> on-site is not the preferred option. It may be that</p>	

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			<p><del>open space</del> <u>outdoor playing space</u> 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 <del>open space</del> <u>outdoor playing space</u> that better serves the whole community in close proximity to the application site.</p> <p>Contributions in lieu of on-site provision <u>for sites of 25 or more dwellings</u> will be the exception and will <del>for sites of 25 or more dwellings will</del> need to be supported by robust evidence from the applicant that on-site provision is not <del>preferable</del> <u>appropriate and/or viable</u>. <u>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.</u> 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. <del>The contribution will be required to name a specific scheme</del> <u>It will be secured through a section 106 agreement.</u> <u>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.</u></p> <p><del>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.</del></p> <p>In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility. <del>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.</del></p> <p><u>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</u></p>	

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			<p><u>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.</u></p> <p><b><u>Local Green Space</u></b></p> <p><u>Applications relating to Local Green Space will be determined in accordance with national policy.</u></p> <p>* The population resulting from a particular development is calculated using the occupancy rates set out in the below table. Using these occupancy rates it is possible to calculate the level of outdoor playing space needs for any given development.</p>	



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change																								
MM124	162	Supporting text ENV04: Following Policy ENV04 and before Table 5.1	<p>Insert the following paragraph in the supporting text before table 5.1 occupancy rates:</p> <p><u>Forms of outdoor sports provision and ancillary facilities can include, but are not limited to: multi-use games areas, sports playing pitches, bowling greens, tennis courts, parking and sports pavilion/changing rooms. Having regard to the availability and quantum of land sought, proposals to improve the provision of sports facilities on-site will be considered favourably. Outdoor sports areas will be expected to provide equipped facilities. Open space can perform both important recreational activity space and important environmental functions, such as moderating surface water run-off, air pollution and wind speeds, as well as providing wildlife habitats to aid biodiversity. The Council will consider the multi-functionality of open space to provide both outdoor playing space and other functions (including use as SuDS) within individual developments. Regard will be had to the primary purpose of the space and the level of usage of the site as outdoor playing space. It will be expected that they will be provided as outdoor playing space for the large majority of the time.</u></p> <table border="1" data-bbox="752 999 1917 1264"> <thead> <tr> <th colspan="2" data-bbox="752 999 1491 1043">Table 5.1 Occupancy rates</th> <th data-bbox="1491 999 1803 1043"></th> <th data-bbox="1803 999 1917 1043"></th> </tr> </thead> <tbody> <tr> <td data-bbox="752 1043 1491 1088">1 bedroom</td> <td data-bbox="1491 1043 1803 1088">1.5 persons</td> <td data-bbox="1803 1043 1917 1088"></td> <td data-bbox="1917 1043 2092 1088"></td> </tr> <tr> <td data-bbox="752 1088 1491 1133">2 bedrooms</td> <td data-bbox="1491 1088 1803 1133">2.0 persons</td> <td data-bbox="1803 1088 1917 1133"></td> <td data-bbox="1917 1088 2092 1133"></td> </tr> <tr> <td data-bbox="752 1133 1491 1177">3 bedrooms</td> <td data-bbox="1491 1133 1803 1177">2.5 persons</td> <td data-bbox="1803 1133 1917 1177"></td> <td data-bbox="1917 1133 2092 1177"></td> </tr> <tr> <td data-bbox="752 1177 1491 1222">4 bedrooms</td> <td data-bbox="1491 1177 1803 1222">3.0 persons</td> <td data-bbox="1803 1177 1917 1222"></td> <td data-bbox="1917 1177 2092 1222"></td> </tr> <tr> <td data-bbox="752 1222 1491 1264">5 bedrooms or more</td> <td data-bbox="1491 1222 1803 1264">3.5 persons</td> <td data-bbox="1803 1222 1917 1264"></td> <td data-bbox="1917 1222 2092 1264"></td> </tr> </tbody> </table> <p>Contributions in line with the standards will be required for all additional new residential units <u>developments of 11 or more dwellings.</u> This includes most</p>	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			To ensure the effective delivery of Policy ENV04
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			<p>specialised types of housing including agricultural dwellings, affordable housing, staff accommodation <u>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.</u></p> <p>Replacement dwellings will not be required to make a provision unless additional units are being created. If additional units are being created then the net gain of units will be subject to providing a contribution.</p> <p>Extensions to dwellings will not be subject to making a provision unless where new units of accommodation are being created. This is applied whether or not the unit is tied by condition to the main house, for example staff accommodation. Provision will not be sought where the unit is for a dependant relative, and a specific planning condition or obligation is attached, limiting the occupation's use to that purpose</p> <p>Permissions for temporary mobile homes will not be expected to provide open space, <u>but provision may be sought from developments of 11 or more permanent mobile homes.</u></p> <p>It is accepted that certain development will not create demand for all elements of open space requirements. For example the occupants of a sheltered housing scheme, nursing homes, hostel accommodation, where the occupancy is controlled, would not be expected to use all children's play areas. In these cases it would not be appropriate for the Council to apply that element of the standard. However, it is worth noting that although children's play areas may not be appropriate, there is an element of amenity space area <u>or other forms of open space</u> communal space that could benefit residents of the new proposal. Such cases will be considered individually on their own merits.</p>	

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			<table border="1"> <thead> <tr> <th colspan="2">Table 5.2 Summary of exceptions to open space contributions</th> </tr> </thead> <tbody> <tr> <td>Developments where the Council will seek to apply the play and outdoor sports space standard.</td> <td>Development that is likely to be considered exceptions to the play and outdoor playing space</td> </tr> <tr> <td>All new <u>residential dwellings development leading to a net addition of 11 or more dwellings</u></td> <td>Replacement dwellings (on a one for one basis) <del>i.e. no new additional units</del></td> </tr> <tr> <td><del>Dwelling gains resulting from new development</del></td> <td>Extensions and annexes within the curtilage of a main property for dependent relatives</td> </tr> <tr> <td>Conversion or part conversions creating additional independent residential units with separate facilities <u>(11 or more)</u></td> <td>Sheltered housing schemes, nursing homes, controlled hostel accommodation</td> </tr> <tr> <td>Bedsit accommodation with shared facilities <u>resulting in 11 or more household spaces</u></td> <td>Temporary permission for mobile homes</td> </tr> <tr> <td>Permanent permission for <u>11 or more</u> mobile homes</td> <td></td> </tr> </tbody> </table>	Table 5.2 Summary of exceptions to open space contributions		Developments where the Council will seek to apply the play and outdoor sports space standard.	Development that is likely to be considered exceptions to the play and outdoor playing space	All new <u>residential dwellings development leading to a net addition of 11 or more dwellings</u>	Replacement dwellings (on a one for one basis) <del>i.e. no new additional units</del>	<del>Dwelling gains resulting from new development</del>	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 <u>(11 or more)</u>	Sheltered housing schemes, nursing homes, controlled hostel accommodation	Bedsit accommodation with shared facilities <u>resulting in 11 or more household spaces</u>	Temporary permission for mobile homes	Permanent permission for <u>11 or more</u> mobile homes		policy ENV04.
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MM125	162	Supporting text: Local green Space: Paragraph 5.43	<p>Insert paragraph between 5.43 and 5.44:</p> <p><u>Breckland District Council supports neighbourhood plan groups in identifying Local Green Spaces in their Neighbourhood Plans. The Policies Maps will be</u></p>	Recognition that Local Green Spaces can be designated in														

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			<p><u>updated in recognition of any Local Green Spaces designated in made neighbourhood plans.</u></p>	Neighbourhood Plans
MM126	165	Policy ENV 05	<p>Amend policy wording:</p> <p><b>Policy ENV 05 Protection and Enhancement of the Landscape</b></p> <p>The landscape of the District <del>will be protected for the sake of</del> <u>is valued for its own intrinsic beauty</u>, its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. <u>Development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside.</u> 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. <del>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 to ensure land is only released in areas where the impact on the landscape is minimal.</del> Development should also be designed to be sympathetic o landscape character and <del>informed by the LCA.</del> High protection will be given to The Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within The Brecks Landscape Character Areas will not be permitted where these would result in harm to key visual features of the landscape type, other valued components of the landscape, or where proposals would result in an <u>unacceptable</u> change in the landscape character.</p> <p>High protection will also be given to the river valleys and chalk rivers in Breckland as identified in the Landscape Character Assessment, recognising</p>	Clarification of how the evidence will be used to assess development proposals.

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			their defining natural features, rich biodiversity and the undeveloped character of their shallow valleys.	
MM127	166	Policy ENV 06	<p>Remove wording:</p> <p>Development requiring the loss of a protected tree or hedgerow (including preserved trees, protected hedgerows, trees in Conservation Areas, ancient trees, aged and veteran trees and trees classified as being of categories A or B in value (BS5837:2012) will only be permitted where:</p> <p><del>a) the removal of a tree or hedgerow will enhance the survival or growth of other protected trees or hedgerows, or;</del> b) it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of any tree or hedgerow</p>	Not necessary for the policy to be sound
			<p>After point b insert the following wording and amend policy wording:</p> <p><u>Where the loss of such features is demonstrably unavoidable, adequate replacement provision, preferably by native species will be sought. 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.</u></p>	In recognition that losses must be adequately compensated for.
MM128	168	Supporting text Designated heritage assets Paragraph 5.60	<p>Insert the following sentence at the end of the paragraph:</p> <p><u>In addition the record includes a number of non-designated heritage assets.</u></p>	To clarify that the Historic Environment Record includes both designated and non-

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				designated heritage assets.
MM129	168	Policy ENV07	<p>Revise the wording of the policy as follows:</p> <p>The significance of designated heritage assets (<u>including their settings</u>), <u>such as including nationally protected-listed buildings and their settings</u>, scheduled monuments, <del>archaeological sites</del>, registered parks and gardens, <u>and</u> conservation areas <del>and their settings</del>, will be conserved, <u>or wherever possible and enhanced. Great weight shall be given to their conservation. and given the highest level of protection.</u> Proposals that may <del>would</del> affect the significance of a designated heritage asset will be required to provide <u>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.</u></p> <p>Development that will affect any designated heritage asset will be subject to comprehensive assessment and <del>will be expected to should</del> conserve <u>and or</u>, wherever possible, enhance the <u>architectural and historic character, appearance and setting of the asset</u> <del>Conservation Areas, Scheduled Monuments, Historic Parks and Gardens and other designated areas of historic interest.</del></p> <p>Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, conservation and potential enhancement of any features of historic or architectural interest; <del>this includes internal features, floor plans and spaces or any object or structure</del> <u>including within the curtilage of a listed building that predates 1st July 1948.</u> The conversion of <u>listed buildings of particular architectural or historic interest</u> 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.</p>	To more accurately ensure the policy reflects national guidance.

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			<p>Proposals will be considered having regard to national policy and relevant guidance.</p> <p><del>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.</del></p>	
MM130	169	Policy ENV08	<p>Development <del>will</del> <u>should</u> be expected to conserve, <del>or and</del> wherever possible enhance the <u>historic</u> character, appearance and setting of non-designated historic assets. Proposals that could affect previously unrecognised heritage assets will be expected, through agreement with the Council, to undergo an appropriate assessment, <del>proportionate in line with to</del> the significance of the asset. The assessment must provide sufficient information for any impact to be <u>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.</u></p> <p>The conversion of non-designated buildings <u>identified in the Norfolk Historic Environment Record, or through Neighbourhood Plans,</u> of particular architectural or historic merit for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention of the building. Proposals will be considered having regard to relevant national policy and relevant guidance.</p> <p>In the case of traditional dwellings which positively contribute to the character of Breckland, applications for replacement will be expected to be accompanied by a</p>	To more accurately ensure the policy reflects national guidance.

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			<p>Design and Access Statement which includes a structural survey that demonstrates that the demolition is necessary and that there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.</p> <p><u>Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.</u></p>	
MM131	170	Policy ENV 09	<p>Amend wording as follows:</p> <p>Proposals for vulnerable development in medium (<u>zone 2</u>) and higher flood risk areas (<u>zones 3a and 3b</u>) must be accompanied by a site-specific flood risk assessment, clearly identifying whether the development will be safe for its lifetime, taking account of the vulnerability of its users, and whether there may be any potential increase or reduction in flood risk elsewhere.</p> <p>Replace wording in penultimate paragraph:</p> <p><u>In the case of major development on unallocated sites, if the sequential test shows that it isn't possible to use an alternative site, the applicant will need to submit an additional exception test in line with national policy on Flood Risk Assessments. wider sustainability benefits should not remove the need to consider flood risk or surface water management, or the need to mitigate accordingly. Development will need to provide wider sustainability benefits to the community that clearly outweigh the flood risk.</u></p>	<p>Clarification of application of policy</p> <p>To reflect national policy guidance</p>



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Add further wording to the last paragraph:</p> <p>All applications should reflect best practice and the Lead Local Flood Authority (LLFA) guidance, and any updated version (currently April 2017) providing the appropriate information required to assist in the determination of such application as issued by the LLFA. This includes the requirement to provide details of means of adoption and maintenance of the systems over the lifetime of the development at the pre-application stage. <u>In adherence with this guidance, drainage strategies must also consider the potential increase in the volume of 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.</u></p>	<p>To ensure development proposals adequately address the potential increase in the volume of run-off.</p>
MM132	171	Supporting text Renewable Energy: Paragraph 5.72 to 5.83	<p><b>Amend supporting text:</b></p> <p>5.74 There are many different types of renewable energy choices, from solar energy, wind and biomass through to energy efficient installations such as combined heat and power and ground source heating. All of these technologies and methods of construction have a role to play in meeting Government targets and are seen as positive outcomes for the District. The Council will therefore support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable site specific or other impacts that could not be outweighed by wider environmental, social, economic and other benefits.</p> <p><b><u>Solar Photovoltaic Farm Planning Considerations</u></b></p> <p>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 "<i>more ambitious</i></p>	<p>For clarification in justifying the policy</p>

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			<p><i>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.</i></p> <p>5.76 Whilst large scale facilities provide an opportunity for greater energy production (as well as potential enhancement to biodiversity), it is also of importance that they are carefully planned and screened to ensure any amenity and visual impacts are minimised. The NPPF states that applicants for energy development should not have to demonstrate the overall need for renewable or low carbon energy and that applications should be approved if their impacts are (or can be made) acceptable. Whilst large scale ground-mounted PV solar farms developments can have a negative impact on the rural environment, particularly in undulating landscapes, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.</p> <p><u>5.77 The Governments' Planning Practice Guidance (PPG) on renewable and low carbon energy sets out a set of planning considerations at a national level to assess the impact of large scale ground-mounted solar photovoltaic farms. Development proposals should have regard to the PPG, in addition to this local policy on renewable energy in order to ensure the proposal is acceptable and can be supported by the Council. Key planning considerations include the quality of agricultural land, the visual and landscape impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety, the impact of security infrastructure such as lights and fencing and the impact on the setting of heritage assets.</u></p> <p><u>5.78 The Council will consider favourably opportunities for biodiversity enhancements around arrays, the potential for complete restoration of the land and appropriate mitigation such as landscape buffers (trees and</u></p>	

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			<p><u>hedgerows) where compatible in the context of the Council's Landscape Character Assessment and Settlement Fringe Study.</u></p> <p><b><del>Solar Farm Planning Considerations / Assessment Criteria</del></b></p> <p><del>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.</del></p> <p><del>5.79 Particular factors that the Council will need to consider where a proposal involves greenfield land include:</del></p> <ul style="list-style-type: none"> <li><del>•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</del></li> <li><del>•that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.</del></li> </ul> <p><del>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:</del></p> <ul style="list-style-type: none"> <li><del>•That solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;</del></li> <li><del>•The proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety;</del></li> <li><del>•The need for, and impact of, security measures such as lights and fencing;</del></li> <li><del>•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;</del></li> </ul>	

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>•The potential to mitigate landscape and visual impacts through, for example, screening with native hedges; and</del></p> <p><del>•The energy generating potential, which can vary for a number of reasons including latitude and aspect.</del></p> <p><del>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.</del></p> <p><b>Government Aims on Solar Energy</b></p> <p><del>5.82 The Written Statement to Parliament in March 2015 sets out the Government’s aims on solar energy development and highlights concerns about the unjustified use of high quality agricultural land making it clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.</del></p> <p><b>Anaerobic Digestion <u>Planning</u> Considerations <del>Assessment Criteria</del></b></p> <p><u>5.79</u> 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 (<a href="http://www.biogas-info.co.uk/">http://www.biogas-info.co.uk/</a>) – 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</p>	

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			<p>apply.</p> <p><u>5.79</u> Anaerobic Digestion proposals raise a number of planning issues including visual and landscape impacts arising from industrial scale plant / buildings; location concerns (in sustainability terms relative to the source of biomass and where relevant combined heat and power (CHP); electricity and/or gas grid connection), potential odour impacts, air emissions, noise impacts, protection of the water environment and traffic impacts. Failure to supply adequate environmental information to accompany planning applications for anaerobic digestion projects can be a key cause of delay in determining a planning application. Breckland Council therefore encourages early pre-application engagement on all renewable energy projects to optimise project assessment and delivery.</p> <p><b><u>Wind energy development</u></b></p> <p><u>5.81</u> In recent years, new wind energy development in Norfolk has been driven by the favourable conditions offshore, and the potential for larger turbines producing higher amounts of energy. Within Breckland, a substation has been constructed near Necton, to enable the energy generated from offshore wind farms to connect to the National Grid.</p> <p><u>5.82</u> In consideration of onshore wind turbines, the written ministerial statement made on 18 June 2015 specifies that when considering applications for wind energy development, local planning authorities should (subject to the transitional arrangement) only grant planning permission if:</p> <ul style="list-style-type: none"> <li>• <u>the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</u></li> <li>• <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and</u></li> </ul>	

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			<p><u>therefore the proposal has their backing.</u></p> <p><u>5.83 The PPG on renewable and low carbon energy clarifies that whether the proposal has the backing of the affected local community is a planning judgement for the local planning authority.</u></p> <p><u>5.84 The Local Plan has not identified suitable areas for wind energy and therefore these areas are only able to be identified in Neighbourhood Plans.</u></p> <p><b>All Renewable Energy Environmental Concerns</b>  <del>5.83</del> 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 <del>wind turbines and</del> large scale solar farms can have on landscape and local amenity as the number of <del>turbines and</del> solar arrays in an area increases; local topography is an important factor in assessing whether <del>wind turbines and</del> large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas; also, that great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.</p>	
MM133	173	Policy ENV 10 Renewable Energy Development	<p>Amend policy wording:</p> <p><b>Policy ENV 10 Renewable Energy Development</b></p> <p><u>The Council supports proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable. <del>Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether</del></u></p>	To comply with the NPPF and Planning Practice Guidance

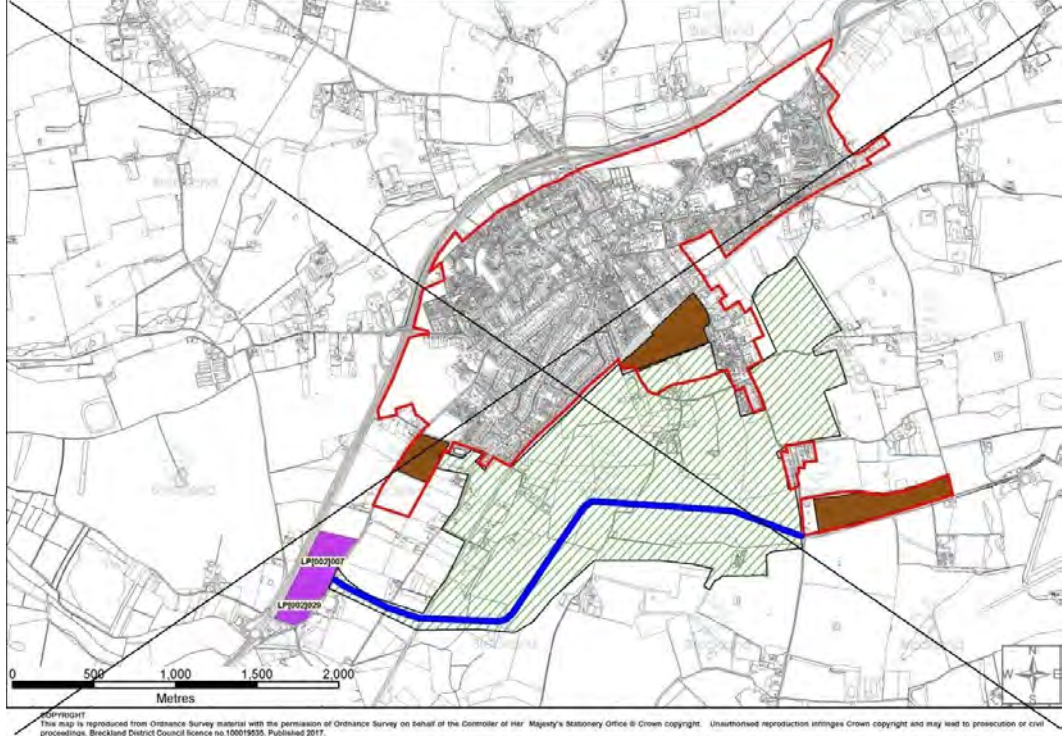
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>the benefits they bring in terms of the volume and usability of energy generated outweigh any adverse impacts.</del> Proposals will be considered having regard to the extent to which there are:</p> <ol style="list-style-type: none"> <li><del>1. adverse impacts on the local landscape, townscape or designated and <u>non-designated</u> heritage assets <u>assessed in line with Policies ENV 05, ENV 07 and ENV 08 in the plan</u>, particularly listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens</del></li> <li>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; <del>and</del></li> <li>3. <u>an irreversible loss of the highest quality agricultural land;</u></li> <li>4. <u>cumulative impacts of renewable energy development on an area; and</u></li> </ol> <p><del>3-5. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, <u>assessed in line with Policies ENV 02 and ENV 03 in the plan.</u></del></p> <p><u>Proposals will be permitted where the impact is, or can be made, acceptable. Applications will be expected to demonstrate that any adverse impacts can be mitigated. Permission will be granted where there are no significant adverse impacts and effects or where any identified adverse effects and impacts are demonstrably outweighed by the benefits. Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the volume amount and usability of energy generated outweigh any adverse impacts. 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</u></p>	

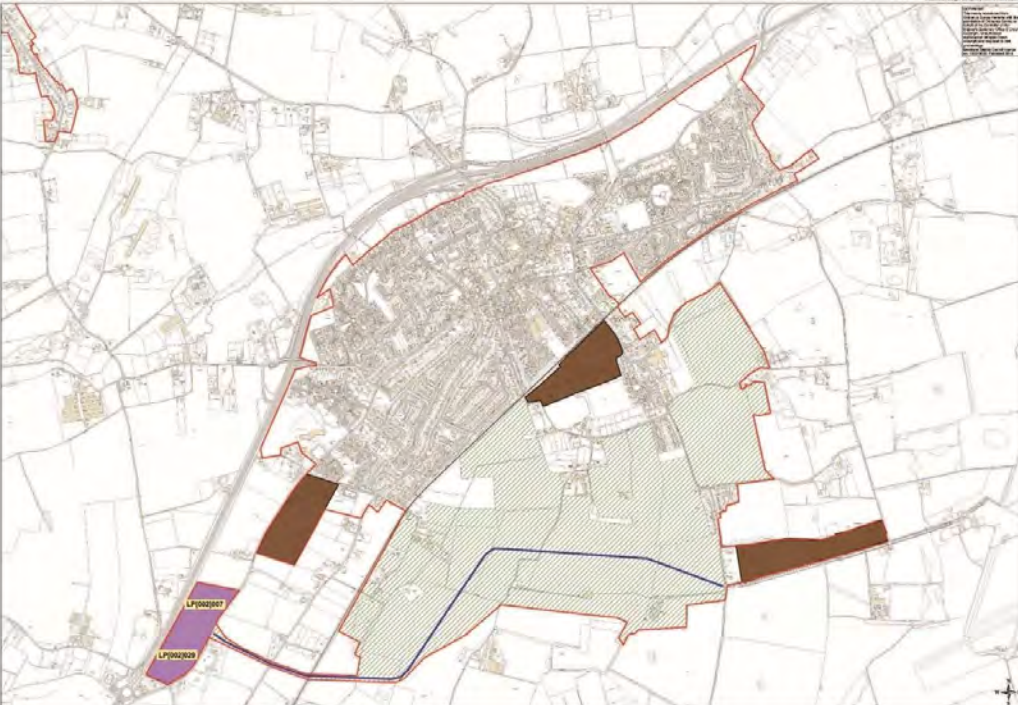
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			<p>protection and enhancement of the landscape; designated and non-statutory heritage assets.</p> <p>Where appropriate the authority will consider the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary the restoration of land, on the cessation of use.</p> <p><b><u>Solar Energy Development</u></b></p> <p><u>The effective use of land by focusing large scale solar farms on previously developed and non agricultural land, will be encouraged provided that it is not of high environmental value.</u></p> <p><u>Particular factors that the Council will need to consider where a proposal involves greenfield land include:</u></p> <ul style="list-style-type: none"> <li>• <u>the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land, where possible; and</u></li> <li>• <u>that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.</u></li> </ul> <p><b><u>Wind Energy Development</u></b></p> <p><u>Proposals for wind energy development will only be permitted if:</u></p> <ul style="list-style-type: none"> <li>• <u>the development site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and</u></li> <li>• <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></li> </ul>	



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MM134	177	Policy EC 01	<p>Amend policy EC 01 as follows:</p> <p>For the period 2011 – 2036, 64 Hectares of employment land will be allocated to allow for a range and choice of employment sites to meet economic need and demand.</p> <p>The distribution of these new employment allocations will reflect sustainability principles, the overall spatial strategy and the development needs of local communities. The spatial distribution will be as follows:</p> <p><b>Attleborough</b> – at least 10Ha</p> <p><b>Dereham</b> - at least 3Ha (consisting of the specific allocations identified in the Sites Specific Policies and Proposals DPD – <del>Policies Policy D5-</del> <u>which has been identified as a saved policy for this is not being superseded by the Local Plan</u>)</p> <p><b>Swaffham</b> – at least 9Ha (consisting of the specific allocations identified in the Sites Specific Policies and Proposals DPD – Policies SW2 and SW3 - <del>which have been identified as a saved policies for this is not being</del> <u>superseded by the Local Plan</u>)</p> <p><b>Thetford</b> – at least 22Ha consisting of the specific allocations identified in the <u>Thetford AAP - Policy TH30 - which has been identified as a saved policy for this is not being superseded by the Local Plan</u>)</p> <p><b>Snetterton</b> – at least 20Ha</p>	To ensure consistent terminology in regards to policies that have not been superseded.
			<p>Amend paragraph 6.14 as follows:</p> <p>Policy EC 01 sets out the amount of employment land to be allocated within</p>	To ensure consistent terminology in

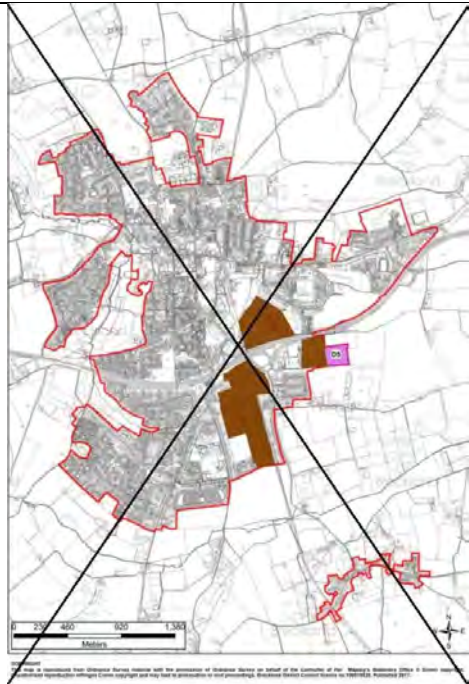
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>the Local Plan. It proposed that for the period 2011 - 2036, 67 hectares of employment land would be allocated to allow for a range and choice of employment sites to meet economic need and demand. The distribution of the new employment allocations proposed <del>is will be</del> as follows:</p> <p><b>Attleborough</b> - at least 10 hectares, <u>as allocated in this Plan.</u></p> <p><b>Dereham</b> - at least 3 hectares (consisting of the specific allocation identified in the <del>Site Specific Policies and Proposals DPD - Policies D4 and D5</del> <u>Policy D5</u> - which <u>is not being superseded by the Local Plan</u> <del>have been identified as saved a not superseded policies policy for the Local Plan</del>)</p> <p><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 <u>are not being superseded by the Local Plan</u> <del>have been identified as saved not superseded policies for the Local Plan</del>)</p> <p><b>Thetford</b> - at least 22 hectares (consisting of the specific allocations identified in the Thetford AAP - Policy TH30 - <u>which is not being superseded by the Local Plan</u> <del>has been identified as saved policies a not superseded policy for the Local Plan</del>)</p> <p><b>Snetterton</b> - at least 20 hectares, <u>as allocated in this Plan</u></p>	regards to policies that have not been superseded.
MM135	178	Picture 6.1 Attleborough Employment Allocation 1	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 of the allocated site.

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MM136	179	Policy Attleborough Employment Allocation 1	<p>Amend first sentence of the policy: Land amounting to <u>at least</u> 10 hectares...”</p> <p>Insert a further paragraph to the supporting text after paragraph 6.18 <u>.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</u></p>	<p>To provide consistency with all other allocations within the plan.</p> <p>To ensure that the policy considers the proximity to heritage assets</p>

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			<p><u>associated barns. Consideration should be given to the wider setting of these heritage assets in forming development proposals as well as the potential for archaeological interest on the site</u></p>	
			<p>Insert a new clause following clause 3:</p> <p><u>4. Development proposals will be informed by the presence of designated and non-designated heritage assets and their settings. The scheme design will seek to conserve and, where possible, enhance the setting of heritage assets.</u></p>	To ensure that the policy considers the proximity to heritage assets.
MM137	183	EC 02	<p>Remove first sentence of the policy</p> <p><del>All proposals at Snetterton Heath will be determined subject to criteria a) to e) of Policy EC 03 General Employment Areas.</del></p>	To avoid repetition
MM138	184 to 194	Saved Employment Allocations	<p>Delete entire section</p> <p><b>Saved Employment Allocations</b></p> <p><del><b>6.32</b> The following allocations have been taken forward from the adopted Site Specific Policies &amp; 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 following policies listed in Table 6.2 will be saved to form part of this Local Plan. Saved employment allocations are shown on the Policies Maps.</del></p>	To ensure a consistent approach regarding superseded and not superseded policies.

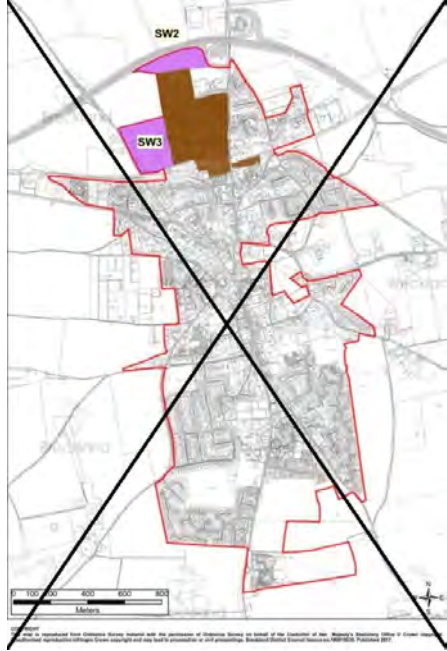
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			<p><b>Table 6.1</b></p> <table border="1" data-bbox="757 363 1783 715"> <thead> <tr> <th data-bbox="757 363 1482 443">Saved Policy</th> <th data-bbox="1482 363 1592 443">Area</th> <th data-bbox="1592 363 1783 443">Location</th> </tr> </thead> <tbody> <tr> <td data-bbox="757 443 1482 518">Policy D5 Land at Dereham Business Park</td> <td data-bbox="1482 443 1592 518">3.1 ha</td> <td data-bbox="1592 443 1783 518">Dereham</td> </tr> <tr> <td data-bbox="757 518 1482 593">Policy SW2 Land to the North of the Eco-Tech Centre</td> <td data-bbox="1482 518 1592 593">3ha</td> <td data-bbox="1592 518 1783 593">Swaffham</td> </tr> <tr> <td data-bbox="757 593 1482 675">Policy SW3 Land to the West to the Eco-Tech Employment Area</td> <td data-bbox="1482 593 1592 675">5.8 ha</td> <td data-bbox="1592 593 1783 675">Swaffham</td> </tr> <tr> <td data-bbox="757 675 1482 715">Policy TH 30 New Employment Land</td> <td data-bbox="1482 675 1592 715"></td> <td data-bbox="1592 675 1783 715"></td> </tr> </tbody> </table>	Saved Policy	Area	Location	Policy D5 Land at Dereham Business Park	3.1 ha	Dereham	Policy SW2 Land to the North of the Eco-Tech Centre	3ha	Swaffham	Policy SW3 Land to the West to the Eco-Tech Employment Area	5.8 ha	Swaffham	Policy TH 30 New Employment Land			
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			<p><b>Dereham Saved Employment Allocations</b></p>  <p><b>Land at Dereham Business Park Saved Policy – Policy D5</b></p> <p><b>Land east of Dereham Business Park</b></p>	

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>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:</del></p> <p><del>Vehicular access is provided via Kingston Road/ Walpole Loke, and should include the provision of necessary highway improvements to ensure highway safety;</del></p> <p><del>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;</del></p> <p><del>Suitable noise attenuation measures (which could include building design measures, screening, fencing or bunding) are provided to avoid harm to surrounding residential amenity;</del></p> <p><del>Important boundary trees are retained as part of detailed landscaping schemes;</del></p> <p><del>Existing boundary screening is retained and enhanced to include new structural landscaping to minimise</del></p> <p><del>the visual impact of development and extent of new build development into the open countryside;</del></p> <p><del>Development is laid out in a manner that does not preclude the potential for future development in the vicinity; and</del></p> <p><del>Appropriate sustainable surface water attenuation measures are provided, and where possible included as part of landscaping schemes.</del></p> <p><del>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.</del></p>	



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			<p><b>Reasoned Justification</b></p> <p><del>6.33</del> This site comprises an area of agricultural land located to the east of Dereham, east of the existing Dereham Business Park. The site is bordered by existing development at Walpole Loke, including the Breckland Council Offices. The site has limited screening at the eastern boundary and development would represent a new edge to the built form of Dereham.</p> <p><del>6.34</del> Proposals for development on this site within Classes B1, B2 and B8 of the Use Classes Order 1987 (as amended) will be permitted subject to the above policy and the provisions of the adopted Core Strategy to meet part of the strategic requirement for new employment land in Dereham.</p> <p><del>6.36</del> 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. New structural landscaping shall be provided to the eastern boundary of the site in order to minimise the visual impact of new built development on the open countryside. This is essential as the site will form a new edge to the settlement, which can currently be viewed from a number of important routes to the east of the town. A structural landscaping scheme shall be provided as part of any detailed proposal and delivered prior to the completion of any commercial units. This will ensure that visual impact is minimised, but could also form part of a sustainable drainage scheme.</p>	

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			<p><del>6.37</del> In order to ensure that the amenity of surrounding residential development is not adversely affected by the development of this allocation for employment use, the Local Planning Authority will consider the need to impose conditions on subsequent Planning Applications so that proposals include appropriate noise attenuation mitigation measures if required. These measures could include building design measures, screening, fencing or bunding which can control noise, although this will depend on the precise uses proposed.</p> <p><b>Swaffham Saved Employment Allocations</b></p> 	

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>Saved Policy – Policy SW2</del></p> <p><del><b>Land to the North of the Eco-Tech Centre</b></del></p> <p><del>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.</del></p> <p><del>Reasoned Justification</del></p> <p><del>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.</del></p> <p><del>6.39—The site is of an irregular shape which will limit opportunities for large industrial units. Although employment uses are not regarded as noise sensitive developments in PPG24, in the interests of amenity a landscape buffer of planting should screen the development from the A47 trunk road.</del></p> <p><del>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</del></p>	

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			<p>employment area. It is important to ensure that these lots are brought forward prior to the release of this site for employment land.</p> <p><del>6.41</del> 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.</p> <p><b>Saved Policy – Policy SW3</b></p> <p><b>Land to the West of the Eco-Tech Employment Area</b></p> <p>Land amounting to approximately 5.8 hectares is allocated for employment development. The development will provide a mix of B class units only. Development will be subject to compliance with adopted Core Strategy policies and:</p> <p>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;</p> <p>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.</p> <p><b>Reasoned Justification</b></p> <p><del>6.42</del> 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</p>	

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			<p>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 the content of PPS23 'Pollution' and PPG24 'Noise'.</p> <p><del>6.43</del> Access to the site will need to be secured through the existing Eco-tech site as the highway network from West Acre Road and Bears Lane is unacceptable for the potential traffic generated. Access onto both Bears Lane and West Acre Road will be limited to pedestrian and cycle access, given the benefit of providing a direct and attractive route from the site to the town centre.</p> <p>The boundary between the site and the employment area consists of trees, hedges and fencing. The site has hedges on its boundary against West Acre Road and Bears Lane. There are also a number of small trees and hedging on the boundaries of the smaller field within the site. There is no planting or physical boundary to the site to the north. Therefore, as part of any development proposal, landscaping and planting on the northern boundary would be required. However, the landscaping should not sterilise the potential for future expansion of the employment area to the north of the site. To the north and west of the site are arable fields. To the south of the site beyond Bears Lane is the dismantled railway line which provides a physical buffer to the residential estates to the south.</p> <p><del>6.45</del> The development of the site would form an extension to the existing employment area. The site is approximately 5.8 hectares in size and will contribute to the employment needs for Swaffham identified in the Core Strategy.</p>	

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			<p><del>6.46</del> The Breckland Landscape Character Assessment states that the land in this area, between the north of the town and the A47, has lower sensitivity to change than the rest of the character area due to the urbanising influence of adjacent employment areas. Therefore, with appropriate screening to the north, impact on the landscape will be minimal. There are a number of trees on the site and on the boundary. Some of these may have to be removed to achieve access to the site. However, any mature or valuable trees should be maintained as part of detailed proposals.</p> <p><del>6.47</del> 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.</p> <p>The ultimate delivery of the site will be dependant upon market conditions. In order to ensure the unnecessary early loss of undeveloped land, development will not commence on this site until the land allocated for employment under Policy SW2 has been brought forward by virtue of a detailed Planning Application. If there are material reasons why development cannot take place on SW2 first, development on this site will be considered for early release.</p> <p><del>6.49</del> Part of the site is on a potentially backfilled quarry. Before planning permission can be granted a desk study and full site investigation, including gas monitoring, will be needed.</p> <p><del>6.50</del> The site is well related to the A47 and the location is concluded by the Employment Land Review (2006) as being attractive to the market.</p>	

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			<p><b>Saved Policy – Policy TH30</b></p> <p><b>New Employment Land</b></p> <p><b>(a) Amount of Employment Land and Location</b></p> <p>Land amounting to at least 22 hectares for new employment development shall be provided within the Thetford Urban Extension. This shall be in locations which provide good access to the A11 trunk road and the land should be provided as appropriately serviced. This shall include mains services such as water, electricity and gas brought to site in order to ensure timely supply and delivery of land to the commercial market. The provision of the 22 hectares of employment land in the urban extension should be phased for delivery as indicated in the table below:</p> <p><b>Table 6.2 Location of Employment Development</b></p> <table border="1" data-bbox="763 879 1406 1289"> <thead> <tr> <th data-bbox="763 879 1140 959">Location</th> <th data-bbox="1140 879 1406 959">Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="763 959 1140 1058">Near Tesco</td> <td data-bbox="1140 959 1406 1058">4.0 Ha</td> </tr> <tr> <td data-bbox="763 1058 1140 1137">Lodge Way</td> <td data-bbox="1140 1058 1406 1137">14.5 Ha</td> </tr> <tr> <td data-bbox="763 1137 1140 1217">Off Croxton Road</td> <td data-bbox="1140 1137 1406 1217">2.5Ha</td> </tr> <tr> <td data-bbox="763 1217 1140 1289">Off Norwich Road</td> <td data-bbox="1140 1217 1406 1289">7.2Ha</td> </tr> </tbody> </table>	Location	Area	Near Tesco	4.0 Ha	Lodge Way	14.5 Ha	Off Croxton Road	2.5Ha	Off Norwich Road	7.2Ha	
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			<p>The saved employment allocation (E.1) adjacent to the Gallows Hill Scheduled Monument will be replaced by the Lodge Way allocation (in table above), in the same broad location, for employment development subject to the following:</p> <p>It is accessed by business related traffic from Wyatt Way and Lodge Way only, with secondary access from Croxton Road for public transport only; The actual shape of the allocation is amended to reflect the Scheduled Monument; Appropriate screening is provided which enhances the setting of the Scheduled Monument and acts as</p> <p>a buffer to existing residential development;</p> <p>The site is allocated for B1 (business) and B8 (storage and distribution) use; and The design allows for ease of access by buses and walking and cycling.</p> <p><b>(b) Layout and Design Principles</b></p> <p>Planning applications for employment land should have regard to the following principles in order to make the new employment areas in Thetford attractive, integrated into the town, quality places and attract a wide range of tenants:</p> <p>Convenient access by walking, cycling and public transport; Well connected to the rest of the town;</p> <p>Screening from the existing and future neighbouring residential uses; Ensure appropriate and sympathetic boundary treatments to key road frontages within employment</p> <p>areas using native hedgerow planting with fencing set behind;</p>	



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>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.</p> <p><b>Reasoned Justification</b></p> <p><b>6.51</b> 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.</p>	

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><del>6.52</del> Thetford is also a key location within the Rural Enterprise Valley (REV) and Breckland Council has placed significant emphasis on delivering quality and high value employment opportunities in the finance, ICT, research and advanced engineering and manufacturing sectors. There are already a number of these types of businesses in the Thetford area, and the continued growth of motorsport related industry along the A11 can help to ensure the town benefits from economic growth in this sector, consistent with the REV objectives.</p> <p>The Thetford Enterprise Park (TEP) is a key employment site in close proximity to the A11. The site has the benefit of outline Planning Permission and is currently being serviced in order to aid the delivery of new employment development in the short to medium term. This site will make an important contribution to delivering new jobs; however this will not be sufficient on its own to deliver the requirement and further sites will be needed. The Employment Land Review (2006) recommended that a new business park be developed along with the Thetford Enterprise Park in order to bring forward inward investment to the town and the preferred policy approach seeks to ensure suitable employment provision in the urban extension. The policy seeks to ensure that the additional employment land proposed in Thetford as part of the Thetford Urban Extension comes forward in a timely manner to help deliver the significant jobs growth target along with housing growth in the town. Ensuring such land is serviced by the developers will make sure land is ready to be developed when the commercial market is in a position to expand.</p> <p><del>6.54</del> 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.</p> <p><del>6.55</del> Further to the above, and to reflect the Lodge Way allocation being adjacent to Gallows Hill Scheduled Monument, Breckland Council would</p>	

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			<p>encourage plans for well designed offices or warehouses of a scale that reflects the sensitive location.</p> <p><b>Existing Employment Allocation</b></p> <p>Since this allocation was recommended to be saved as part of the Core Strategy, some of its area has since been scheduled as part of the Scheduled Monument at Gallows Hill. The general location of this allocation remains, next to the existing Wyatt Way Industrial Estate. The only vehicular access to this employment area should utilise Wyatt Way and Lodge Way (with the footways continued and adequate provisions for cyclists). Walking and cycling routes should be provided to access the site in a well designed way from Amelia Opei Way. Other walking and cycling routes should be provided from the north of the allocation.</p> <p><b>Design Principles</b></p> <p><del>6.57</del> 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.</p> <p><del>6.58</del> The criteria seeks to ensure the issues that the TAAP address are taken into account as part of the design, for example transport issues as well as setting a good image for the new employment areas and creating a good working environment for workers.</p> <p>In terms of new employment proposals, continuous engineered bunding/banking should be avoided as this would be harmful to landform and landscape</p>	

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			<p><del>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.</del></p>	
MM139	195	Supporting Text EC 03: Paragraph 6.67	<p>Amend paragraph 6.67 as follows to create two paragraphs 6.67 and 6.68:</p> <p>6.67 The policy incorporates proposals for mixed use developments to address an issue raised in the Employment Growth Study, suggesting the need for a flexible approach to bring forward employment sites by allowing the development of other higher value non-B uses on part of allocated sites, in order to unlock the site's potential and fund any associated infrastructure works. <u>Mixed use developments include elements of development that do not fall within the B1, B2 and B8 Use Classes. The typical situation is for proposals that involve development that is a town centre use and/or residential development. Town centre uses are defined in the glossary of the NPPF as follows:</u></p> <p><u>“Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”</u></p> <p>6.68 Appropriate proposals to diversify and ensure the long term sustainability of existing employment areas will therefore be supported where they contain a significant employment element; contribute positively to the viability of the employment land and would not undermine, and are otherwise compatible with, existing employment uses</p>	To reflect the findings of the General Employment Area Topic Paper

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			<p>Insert a new paragraph after-paragraph 6.67</p> <p><u>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.</u></p> <p><u>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 property details; details and evidence of all marketing activity; and logs of any 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</u></p>	To reflect the findings of the General Employment Area Topic Paper
MM140	195	Policy EC 03	<p>Amend policy EC 03 as follows:</p> <p><b>Policy EC03 General Employment Areas</b></p> <p><u>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.</u></p>	To reflect the findings of the General Employment Area Topic Paper

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			<p>Proposals to accommodate new employment development (B1, B2 and B8 uses) will be permitted on General Employment Areas where the following criteria apply:</p> <ol style="list-style-type: none"> <li>1. It is not a town centre use<sup>1</sup>, unless the location is sequentially preferable and need has been demonstrated;</li> <li>2. It will not undermine the function of the wider employment area;</li> <li>3. The scale, bulk and appearance of the development is compatible with the character of its surroundings;</li> <li>4. There is no significant detrimental health impacts, (assessed through a health impact assessment where appropriate), on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light; and</li> <li>5. The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network.</li> </ol> <p>Proposals for mixed-use development in identified employment areas will be supported provided that they:</p> <ul style="list-style-type: none"> <li>• incorporate a significant employment element (<u>B1, B2 and B8 uses</u>);</li> <li>• <del>Are compatible with existing employment uses;</del></li> <li>• support the improvement of an employment area that is in need of upgrading; <u>and</u></li> <li>• <u>are compatible and Do not constrain the operations of adjoining businesses.;</u> <del>and</del></li> <li>• <del>Are capable of reinstatement for business and industrial use.</del></li> </ul> <p><u>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</u></p>	

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			<p><u>economically viable, including evidence of appropriate marketing and future market demand.</u></p> <p><sup>1</sup> unless it is a proposal for mixed use development</p>	
MM14 1	197	Policy EC 04	<p>Add additional new subtitle and text at the end of Policy EC04:</p> <p><u>Existing Employment (Outside General Employment Areas, employment allocations that have not been superseded and proposed employment allocations)</u></p> <p><u>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.</u></p>	To provide further protection to employment uses that do not site within a General Employment Area or a proposed or not superseded allocation.
MM142	201	Supporting text EC 05: Paragraph 6.78 to Table 6.3	<p>6.78 In 2017, the Council commissioned an addendum to the 2014 Retail Study to reassess the quantitative scope for new retail and food and beverage floorspace in Breckland up until 2036, <u>with a second addendum published in May 2018. The Addendum 4, as updated</u>, identified that, in terms of convenience retail floorspace, there was some potential capacity over and above planned commitments in the District. However, the provision should be carefully directed. Swaffham had an over provision of convenience floorspace for the foreseeable future; Watton had very limited capacity to support new development, whilst Attleborough, Dereham and Thetford all had some limited capacity once commitments are taken into consideration. There is also limited capacity indicated for the remaining District outside of the 5 main centres.</p>	Figures not updated, table not required as figures are shown in the policy and supporting evidence.

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			<p>6.79 In terms of comparison goods Breckland's market share of expenditure is estimated at less than 43% and there are high levels of "leakage" outside of the District to higher order centres. The 2017<del>8</del> Addendum reinforces this finding with levels of leakage from the market town catchment areas to outside of the District ranging from 65<del>4.8</del>% within Attleborough to 42.5% in Watton.</p> <p>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.</p> <p>Remove Table 6.3 Summary of Comparison and Convenience Floorspace Projections 2017-2036</p>																																	
			<table border="1"> <thead> <tr> <th>Settlement</th> <th>Net Convenience Retail Floorspace sq m</th> <th>Net Comparison Floorspace sq m</th> <th>Gross Food and Beverage Floorspace sq m</th> </tr> </thead> <tbody> <tr> <td>Thetford</td> <td>862</td> <td>3669</td> <td>925</td> </tr> <tr> <td>Dereham</td> <td>1950</td> <td>5220</td> <td>849</td> </tr> <tr> <td>Attleborough</td> <td>1025</td> <td>1242</td> <td>820</td> </tr> <tr> <td>Swaffham</td> <td>8</td> <td>884</td> <td>220</td> </tr> <tr> <td>Watton</td> <td>491</td> <td>1172</td> <td>181</td> </tr> <tr> <td>Other Breckland</td> <td>141</td> <td>92</td> <td>506</td> </tr> <tr> <td><b>Total</b></td> <td><b>2783</b></td> <td><b>12199</b></td> <td><b>3502</b></td> </tr> </tbody> </table>	Settlement	Net Convenience Retail Floorspace sq m	Net Comparison Floorspace sq m	Gross Food and Beverage Floorspace sq m	Thetford	862	3669	925	Dereham	1950	5220	849	Attleborough	1025	1242	820	Swaffham	8	884	220	Watton	491	1172	181	Other Breckland	141	92	506	<b>Total</b>	<b>2783</b>	<b>12199</b>	<b>3502</b>	
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MM143	201	Policy EC 05	Replace figures in table	To reflect corrected and updated evidence -																																



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								Breckland Retail and Town Centre Study Second Addendum (May 2018) LP/ER/3AA
			<b>Town</b>	<b>Hierarchy</b>	<b>Convenience Requirement (net sq m)</b>	<b>Comparison Requirement (net sq m)</b>	<b>Food and beverage (gross sq m)</b>	
			Thetford	Key Centre	862- <u>1,509</u>	<del>3669</del> <u>2,986</u>	<del>925</del> - <u>757</u>	
			Dereham	Main centre	1950- <u>839</u>	<del>5220</del> <u>4,793</u>	849	
			Attleborough	Medium town centre	4025-578	1242	820	
			Swaffham	Medium town centre	0	<del>804</del> - <u>737</u>	220	
			Watton	Medium town centre	491- <u>514</u>	1172 <u>1,048</u>	181	
			<p>Amend wording of second to last paragraph of policy:</p> <p><u>For the Key Settlements of Attleborough and Thetford, a significant proportion of the retail need for the plan period will be met through development of small scale service provision in the Strategic Urban Extensions to serve the expanded communities. Retail proposals for the Strategic Urban Extensions in Thetford and Attleborough will be supported where they seek to deliver up to 2,400 sq m gross</u></p>					Clarification of policy requirements

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			<p>floorspace A1-A5 use in Thetford and up to 1,900 sq m gross <u>floorspace A1-A5</u> use in Attleborough in a local parade format, <u>which has been informed by the Breckland Retail and Town Centre Study</u>. Proposals should be...</p>	
MM144	210	Policy EC 07	<p>Revise policy wording as follows:</p> <p><b>Policy EC07 Tourism Related Development</b></p> <p>The <del>creation</del>, enhancement and expansion of <u>existing</u> tourism attractions, and tourism infrastructure will be supported in accordance with the development strategy where this would <del>enhance the existing tourism offer,</del> benefit the local economy; <u>the environment and infrastructure can accommodate the visitor impact;</u> and <u>proposals would</u> be of a suitable scale and type for <del>its</del> <u>their</u> location.</p> <p><del>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.</del></p> <p><del>Proposals for new tourism related development</del> <u>Leisure, tourism and cultural development proposals and visitor accommodation</u> attracting a significant number of visitors should be located within, or be accessible to the five market towns. Smaller development proposals <u>involving new tourism related development</u> should be of a suitable scale and type to protect the character of the townscape and landscape within which they are situated.</p> <p><u>All</u> <del>D</del> development proposals will be assessed against the extent to which they meet the following criteria:</p> <p><input type="checkbox"/> <del>Support the vitality and enhance the role of the market towns as</del></p>	To ensure that there is a distinction between new tourism proposals and tourist destinations that already exist.

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			<p><del>tourist and leisure destinations through encouraging greater visitor numbers;</del></p> <ul style="list-style-type: none"> <li><del>☐ Bring regeneration benefits, particularly through the redevelopment of brownfield land;</del></li> <li><del>☐ Are accessible by sustainable modes of transport <u>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;</u></del></li> <li>• Offer the potential to improve access to rights of way, <u>and/or green infrastructure; and In the case of proposals in the countryside, demonstrate the need for a rural location for that development.</u></li> <li>• <del>Support agricultural diversification of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses.</del></li> </ul> <p><del>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.</del></p> <p>Camping and caravan sites will be supported where there is an unmet need. Proposals should be small in scale to limit impact on landscape and amenity and utilise, or be well related to, existing rural buildings.</p>	
MM145	213	Supporting text COM 01: Paragraph after 7.9	<p>Insert new paragraph after paragraph 7.9:</p> <p><u>The Council envisages design reviews taking place during the assessment of large and complex sites. However, the Council recognises the benefits of early engagement in line with paragraph 62 of the NPPF and will facilitate constructive dialogue at the pre-application stage</u></p>	To provide clarification to support final paragraph of policy COM 01.
MM146	214	Policy COM 01	Revise the text after criteria O to state the following:	To provide

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>Development that does not fully address <del>the values of the design principles of the criteria above or the design issues outlines above</del> will not be <del>acceptable permitted</del>.</p> <p>All development proposals should respond to current best practice and demonstrate that they are in general conformity with the design principles set out in established urban design guidance, any subsequently produced design guidance Supplementary Planning Document adopted by the Council or other design guidance endorsed by the Council and/or through neighbourhood planning.</p> <p>In some cases the Council will request the involvement of a developer funded Design Review, <u>subject to viability</u></p>	<p>additional clarity to the policy.</p> <p>The policy has also been amended to include reference to viability in relation to Design Reviews</p>
MM147	218	Policy COM02	<p>Revise Policy COM02 as follows:</p> <p><del>All new development (excluding minor applications) will be expected to:</del></p> <ul style="list-style-type: none"> <li><del><input type="checkbox"/> 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;</del></li> <li><del><input type="checkbox"/> facilitate enhanced health and well being through the provision of conditions supportive of good physical and mental health (such as enabling physical activity); and</del></li> <li><del><input type="checkbox"/> reduce, where possible, disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.</del></li> </ul> <p><u>New development will be expected to take appropriate steps to avoid/mitigate potential negative effects on the health of the population and facilitate</u></p>	<p>To add clarity for when health impact assessments and healthy urban planning checklists will be required.</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><u>enhanced health and well-being through the provision of conditions supportive of good physical and mental health. Where possible, new development should also seek to reduce disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.</u></p> <p>Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air Quality Management Area, should be consistent with the local air quality action plan.</p> <p><u>Developers will be expected to demonstrate the above, through the following criteria: complete and submit the following with planning applications:</u></p> <p><u>i. A Health Impact Assessment for large and complex proposals where the Council considers there are likely to be clear health implications from the proposal;</u></p> <p>i. A Healthy Urban-Planning Checklist for developments of 5 dwellings/1,000m2 <u>of non-residential development</u> or more.</p> <p>ii. An assessment of the likely impact of the development on air quality, for developments of 5 dwellings/1,000m2 <u>of non-residential development</u> or more, in or impacting on areas identified as 'at risk' of exceeding air quality objectives.</p> <p><del>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)</del></p>	
MM148	218	Supporting text Paragraph 7.18	<p>Amend the paragraph as follows:</p> <p><del>Major development will be subject to the most comprehensive screening which, in the case of particularly large complex development and those that</del></p>	For additional clarity

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>have clear health implications, may take the form of a formal Health Impact Assessment (whether or not such an application also requires an EIA).</p> <p><u>Development where there are likely to be clear health implications will require a formal Health Impact Assessment. These will normally be, but not limited to, large and complex proposals. In such cases the developer will be required to commission such an assessment from an independent and reputable body. For developments of five or more dwellings, or non-residential development above 1,000 square metres, a Healthy Planning Checklist should be included as part of the supporting documentation with planning applications. Further information on the Healthy Planning Checklist is available in Appendix 2 of the Norfolk Health Protocol (Planning in Health - an engagement protocol between local planning authorities, public health and health sector organisations in Norfolk, March 2017)</u></p>	
MM149	219	Policy COM03	<p>Revise the policy as follows:</p> <p>For all new development consideration will need to be given to general amenity impact issues, especially <del>residential amenity living conditions</del>. Development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants, or does not provide for adequate levels of amenity for future occupants. In assessing the impact of development, <u>especially</u> on the living conditions of occupants, regard will be had to the following: <del>amenity considerations</del>:</p> <ol style="list-style-type: none"> <li>1. <del>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;</del> <u>The protection of adequate areas of usable and secluded private amenity space for the occupiers of existing dwellings;</u></li> <li>2. <u>The provision of adequate areas of usable and secluded private amenity space for the occupiers of proposed dwellings, in keeping with</u></li> </ol>	To provide greater clarity within the policy

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p><u>the character of the immediate surrounding areas;</u></p> <ol style="list-style-type: none"> <li>3. Overlooking of windows of habitable rooms and private amenity space;</li> <li>4. Overbearing impact/visual dominance;</li> <li>5. Overshadowing of private amenity space;</li> <li>6. Loss of daylight and/or sunlight to existing windows of habitable rooms;</li> <li>7. Odour, noise, vibration or other forms of nuisance such as artificial light pollution, insects and vermin; and</li> <li>8. Other forms of pollution (including contaminated land, dust, air pollution, for example the emission of particulates etc).</li> </ol>	
MM150	219	Supporting text Paragraph 7.25	<p>Amend the first sentence of the paragraph to state:</p> <p>The Local Plan aims to support thriving <u>urban and</u> rural communities. <del>whilst protecting the intrinsic character and beauty of the countryside.</del></p>	To ensure it aligns with the requirements of the NPPF
MM151	221	Policy COM04	<p>Revise the policy as follows:</p> <p><del>Proposals for the provision and retention of community facilities will be supported.</del></p> <p>The creation, enhancement and expansion of community facilities will be supported <del>in accordance with the development strategy</del> where this would enhance the existing offer, benefit the local economy and be of a suitable scale and type for its location and in locations in close proximity to the area that they will serve.</p> <p>Proposals, including change of use (outside permitted development rights), which result in the loss of local community buildings (most recently used for this purpose where the use has ceased), will not be permitted unless:</p>	To add clarity to the policy

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>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; <del>and</del> <u>or</u></p> <ul style="list-style-type: none"> <li>• An equivalent facility in terms of quality is provided to serve the same community in an accessible location. <del>or</del>;</li> <li>• <del>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.</del></li> </ul> <p><del>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.</del></p> <p><u>All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built Sports and Recreational Facilities Study (2017).</u></p>	
MM152	222	Policy INF 01	<p>Add additional wording to first bullet point:</p> <p>The Council will support proposals for the provision and improvement of telecommunications infrastructure provided that:</p> <ul style="list-style-type: none"> <li>• The installation and any associated apparatus is sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety, <u>the historic environment</u> and the character and appearance of the area where it would be sited;</li> </ul>	To ensure due regard is made to the impact of telecommunications development on the historic environment
MM153	224	Policy INF 02	<p>Amend first paragraph of policy as follows:</p> <p>The Council will secure site specific developer contributions <u>for developments of 11 or more dwellings (which have a maximum combined gross floorspace of no</u></p>	For additional clarity in the policy and for consistency with national



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			<p>more than 1,000 square metres (gross internal area)), excluding rural <u>exception sites</u>, in order to properly service, manage and mitigate the impact of development, <u>subject to viability</u>, which...</p>	
			<p>Amend policy clause 4:</p> <p>4. Pedestrian and highway safety improvements necessary to <u>mitigate the impact of development on the wider highway network and to secure satisfactory access to the development</u>;</p>	<p>Clarify obligations also must mitigate the impact of development on the wider highway network</p>
			<p>Policy INF 02, delete policy clause 8, add new wording at the end of the policy:</p> <p>Details of significant infrastructure requirements are identified within the Council's Infrastructure Delivery Plan. Developer contributions will be required to secure infrastructure which is necessary to ensure:</p> <p>...</p> <p>7. The delivery of environmental infrastructure (biodiversity management, landscaping, flood defences, SUD's, waste management) <u>and, where necessary their maintenance; and</u></p> <p>8. <del>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</del></p> <p>9. The delivery of any other infrastructure requirements in a made Neighbourhood Plan.</p> <p><u>The delivery of development will need to align with the provision of infrastructure. As such, development may require to be phased to ensure the provision of infrastructure in a timely manner. Planning obligations may be used to secure the phasing arrangement. Commuted payments will be sought to secure the necessary future maintenance of infrastructure.</u></p>	<p>To provide clarification that phasing of development should align with the provision of infrastructure.</p>

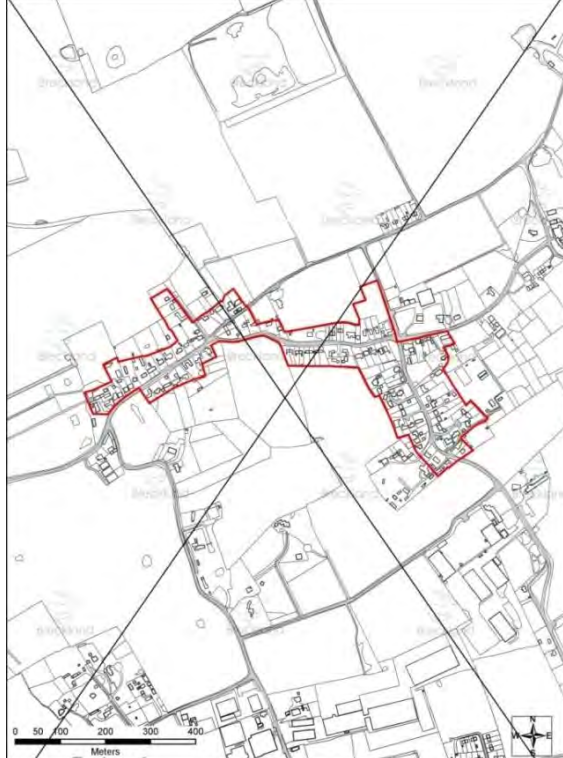
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM154	225	Implementation Strategy	<p>Remove para 8.19</p> <p><del>The IDP includes a summary table detailing the District wide infrastructure needs, including phasing, needed to support growth up until 2036. This is based on the following growth assumptions:</del></p> <ul style="list-style-type: none"> <li><del>•District Wide – 2,431 allocated dwellings for Market Towns and LSCs excluding Thetford and Attleborough;</del></li> <li><del>•Attleborough – 2,650 allocated dwellings to be delivered in the plan period; and</del></li> <li><del>•Thetford – 3,250 allocated dwellings to be delivered in the plan period.</del></li> </ul>	To avoid confusion - the Local Plan has been updated to align with current monitoring data, the IDP used slightly different assumptions based on the most up to date information at that time.
			<p>After paragraph 8.20, insert following text:</p> <p><u>The Council is committed to delivering growth in accordance with the policies and proposals in this Local Plan. The implementation of the policies in the Breckland Local Plan will be assessed through a monitoring framework set in the Authorities Monitoring Report (AMR). The AMR will contain monitoring indicators, which provide a trigger for the Council to act in accordance with this policy.</u></p> <p><u>If the AMR indicates that the overall level of growth and/or that the delivery of specific development allocations are not being achieved, the Council will take a proactive approach to overcome issues affecting implementation, through the use of the following measures, where appropriate:</u></p> <ol style="list-style-type: none"> <li>1. <u>Undertake an assessment of the relevant policy and implementation procedure to establish the issues affecting delivery; and/or,</u></li> <li>2. <u>Review the delivery of site-specific allocations; and/or</u></li> <li>3. <u>Review the mechanisms for financial contributions to development, which may be impacting on development viability; and/or</u></li> </ol>	In order to strengthen the Implementation Strategy

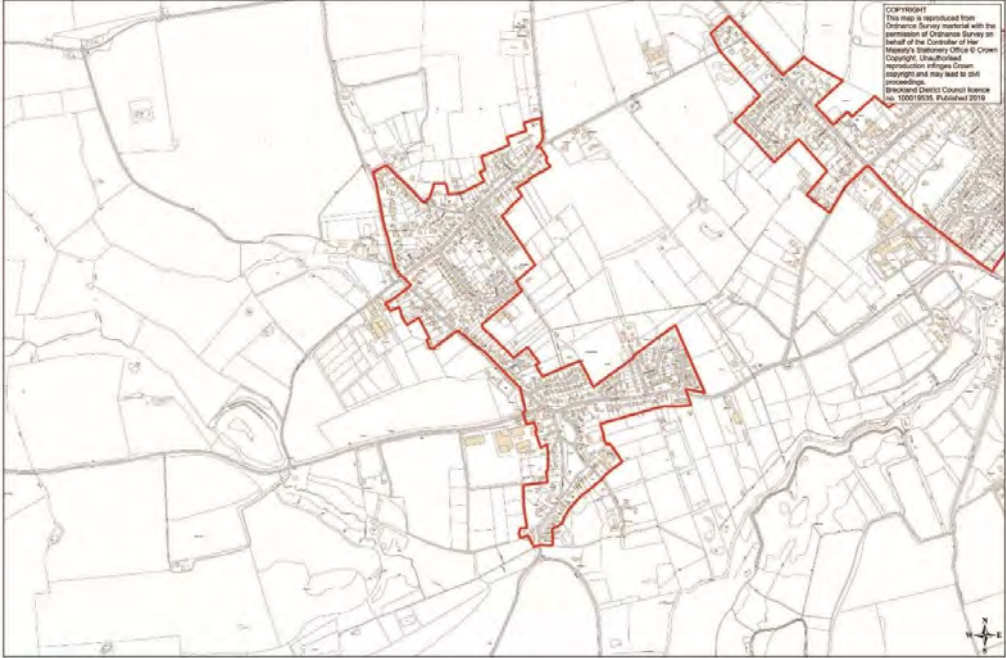
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			<p>4. <u>Consider external funding opportunities accessible to either the developer or the Council such as grants or loans to aid delivery; and/or</u></p> <p>5. <u>Develop further working relationships with various partners across the public, private and voluntary sectors in order to look at ways to facilitate implementation; and/or,</u></p> <p>6. <u>Consider the preparation of Supplementary Planning Documents to provide clearer guidance as to how policies should be implemented and/or</u></p> <p>7. <u>Consider a partial or full review of the Plan, where considered necessary.</u></p> <p><u>Policy INF03 sets out the Council’s commitment to undertake an immediate partial review of the Plan, with regard to housing, non-travelling gypsy 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 August 2022, whichever is soonest.</u></p>	
MM155	226	Policy INF 03 (New)	<p><u>Policy INF 03: Local Plan Policy Review</u></p> <p><u>The Council will undertake an immediate partial review of the Plan, with regard to the following matters:</u></p> <ul style="list-style-type: none"> <li>• <u>Policy HOU 01 Development Requirements (minimum): To consider housing need and the subsequent strategy for meeting the identified need.</u></li> <li>• <u>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.</u></li> <li>• <u>Policy HOU 10 Technical Design Standards for New Homes:</u></li> </ul>	To allow for review of the Plan.

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			<p><u>To consider the accessibility of homes standards.</u></p> <ul style="list-style-type: none"> <li><u>Policy EC 01 Economic Development: To consider the effect of the dualling of the A47 on the Plan's economic strategy.</u></li> </ul> <p><u>The partial review of the Plan will be submitted for examination 3 years after the date of adoption of this Plan or by August 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.</u></p>																																																																																																	
MM156	227	Appendix 1 Housing Trajectory	Replace housing trajectory table in Appendix 1 with revised version (as shown in Appendix 3 of this document)	To reflect latest housing delivery position in the District.																																																																																																
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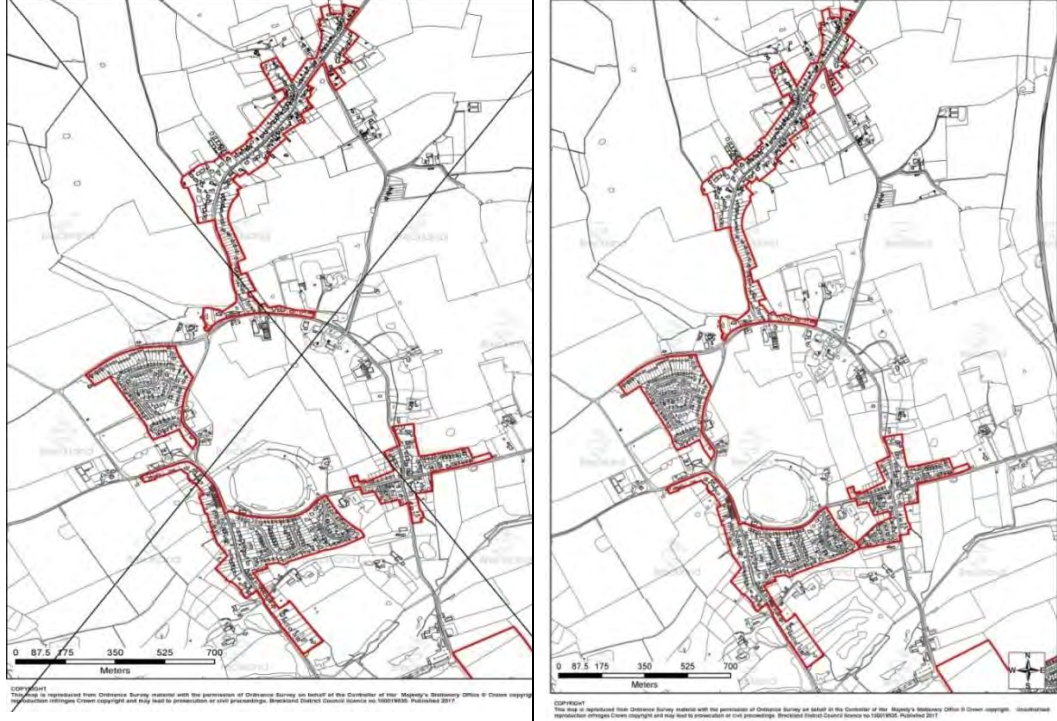
Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
MM157	236	Appendix 3 Settlement Boundaries	Replace Map 5 as follows: Map.5 Gressenhall Settlement Boundary	Technical error: Map should depict only Gressenhall and not both Gressenhall and Beetley

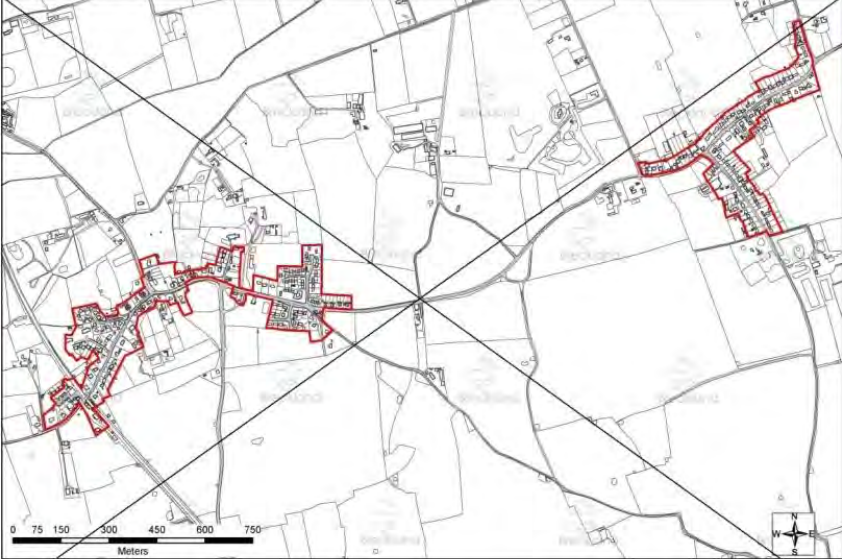
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			 <p data-bbox="734 1066 1294 1093"> <small>           COPYRIGHT            This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no. 100019035. Published 2017.         </small> </p>	


Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			 <p style="text-align: right; font-size: small;">Gressenhall Settlement Boundary</p> <p style="font-size: x-small;">Copyright This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings. Ordnance Survey Licence No. 100018038. Published 2018</p> <p style="font-size: x-small;">Scale 1:5000</p>	
	238		Replace map 7 as follows: Map.7 Hockham Settlement Boundary	Settlement boundary redrawn around residential curtilages of properties in Kingshill



Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
				
	244		Replace Map 13 as follows: Map. 13 Saham Toney Settlement Boundary	Settlement boundary redrawn around new built development to the west of Cley Lane

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
				
			<p>Replace Map 17 as follows: Map.17 Yaxham &amp; Clint Green Settlement Boundary</p>	<p>Settlement boundary redrawn to reflect planning permissions to the east and south east of Yaxham</p>

Mod Ref.	Page Number	Policy / Site / Para. / Fig.	Text with proposed Modification	Reason for Change
			 <p data-bbox="741 869 1579 893"> <small>           © Crown Copyright            This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.            Ordnance Survey National Grid Reference: 1000 0000. Published 2017.         </small> </p>	

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MM158	249	Appendix 4	<p>Replace table in Appendix 4 and amend title to provide correct reference to the status of adopted policies. See Appendix 4 of this document to view the proposed replacement table.</p>	<p>To ensure that a comprehensive list of superseded policies is included within the plan.</p>

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			<p>Saved Policies Table .1 List of Saved Policies</p> <table border="1" data-bbox="757 400 1693 1323"> <thead> <tr> <th data-bbox="757 400 1294 443">Policy</th> <th data-bbox="1294 400 1693 443">Document</th> </tr> </thead> <tbody> <tr> <td data-bbox="757 443 1294 520"><b>Policy TH 4</b> Transport – Achieving Modal Shift</td> <td data-bbox="1294 443 1693 520">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 520 1294 632"><b>Policy TH 5</b> The Impact of Change on Pedestrians, Cyclists and Buses</td> <td data-bbox="1294 520 1693 632">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 632 1294 708"><b>Policy TH 6</b> Thetford Bus Interchange</td> <td data-bbox="1294 632 1693 708">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 708 1294 785"><b>Policy TH 7</b> Thetford Railway Station</td> <td data-bbox="1294 708 1693 785">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 785 1294 896"><b>Policy TH 9</b> Monitoring and management of Key Biodiversity Sites</td> <td data-bbox="1294 785 1693 896">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 896 1294 973"><b>Policy TH 11</b> Joe Blunt’s Lane</td> <td data-bbox="1294 896 1693 973">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 973 1294 1050"><b>Policy TH 12</b> The Thetford Loops</td> <td data-bbox="1294 973 1693 1050">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 1050 1294 1126"><b>Policy TH 18</b> Archaeology</td> <td data-bbox="1294 1050 1693 1126">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 1126 1294 1238"><b>Policy TH 20</b> Thetford Urban Extension Strategic Design Principles</td> <td data-bbox="1294 1126 1693 1238">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 1238 1294 1315"><b>Policy TH 21</b> Locally Distinctive Features of the Landscape</td> <td data-bbox="1294 1238 1693 1315">Thetford Area Action Plan (TAAP), 2012</td> </tr> </tbody> </table>	Policy	Document	<b>Policy TH 4</b> Transport – Achieving Modal Shift	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 5</b> The Impact of Change on Pedestrians, Cyclists and Buses	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 6</b> Thetford Bus Interchange	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 7</b> Thetford Railway Station	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 9</b> Monitoring and management of Key Biodiversity Sites	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 11</b> Joe Blunt’s Lane	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 12</b> The Thetford Loops	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 18</b> Archaeology	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 20</b> Thetford Urban Extension Strategic Design Principles	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 21</b> Locally Distinctive Features of the Landscape	Thetford Area Action Plan (TAAP), 2012	
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			<b>Policy TH 22</b> Gallows Hill Scheduled Monument	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 23</b> Existing Buildings in the Thetford	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 25</b> Walking and Cycling	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 26</b> Buses	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 27</b> A New Railway Station in the Urban Extension	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 28</b> Changes to the A11 Trunk Road	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 29</b> Improvements to the Local Road Network	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 30</b> New Employment Land	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 31</b> New Local Centre(s) in the Urban Extension	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 32</b> Connecting to a Decentralised Energy Supply	Thetford Area Action Plan (TAAP), 2012	
			<b>Policy TH 33</b> Education provision in the Thetford Urban Extension	Thetford Area Action Plan (TAAP), 2012	

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			<table border="1"> <tr> <td data-bbox="757 300 1294 416"><b>Policy TH 34</b> New Health Facility in the Urban Extension</td> <td data-bbox="1294 300 1693 416">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 416 1294 496"><b>Policy TH 35</b> Community Buildings</td> <td data-bbox="1294 416 1693 496">Thetford Area Action Plan (TAAP), 2012</td> </tr> <tr> <td data-bbox="757 496 1294 622"><b>Policy TH 37</b> Regeneration Proposals in Existing Residential Areas</td> <td data-bbox="1294 496 1693 622">Thetford Area Action Plan (TAAP), 2012</td> </tr> </table>	<b>Policy TH 34</b> New Health Facility in the Urban Extension	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 35</b> Community Buildings	Thetford Area Action Plan (TAAP), 2012	<b>Policy TH 37</b> Regeneration Proposals in Existing Residential Areas	Thetford Area Action Plan (TAAP), 2012	
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MM159	250	Proposed new Appendix: Appendix 5	<p><b><u>HOU 04 Methodology</u></b></p> <p><u>Criteria 2 of Policy HOU 04 sets out that <del>limits new residential development for rural settlements with boundaries development should not lead to the number of dwellings in the settlement increasing by significantly more than to a 5% increase in dwellings</del> from the date of adoption of the plan. This includes proposals inside and outside of the settlement boundary. This methodology sets out how the baseline level of dwellings have been calculated for each settlement with boundaries and the maximum number of dwellings which could be permitted within the plan period for each settlement. This methodology provides the most accurate, up to date information for each of the settlements regarding residential dwellings and planning permissions. This data, as set out in the table below, provides the basis for the 5% calculation, which sets a target for the number of dwellings to be built in each of the settlements.</u></p> <p><u>To set the current baseline number of dwellings within the settlement boundary, the Council have used the Address Points Layer, a layer contained on a Geographic Information System (GIS) mapping software. Address points provide a record of each property. This data is held by the Spatial Information team at Breckland Council and contains the address points for a range of uses within the District including residential properties and commercial units. This</u></p>	To give further clarity to policy HOU 04 and set out how many new dwellings would be expected to be built within each of the rural settlements with settlement boundaries over the plan period						

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			<p><u>layer was originally derived from Ordnance Survey data; however, post-2004 the Spatial Information team have updated the layer based on planning applications, building control stages of completion and council tax records. This is considered to be the most accurate representation of address points within the District.</u></p> <p><u>The Address Points within each settlement boundary were counted as a baseline for the current number of residential properties within each settlement. Only those address points which were registered as 'Residential', 'Dual Use' (A property with multiple uses, e.g. residential and office) and 'Land, Development, Development Sites' (sites with planning permission) were counted in developing the baseline. Those defined as 'Dual Use' were checked to see if they contained a residential use. Those entries defined as 'Land, Development, Development Sites' were then cross checked with the Housing Land Availability (HLA) layer. The HLA layer is used by the Planning Policy Team to monitor development within the district and is updated at each monitoring period, the data is accurate as of the 31/03/2018.</u></p>																
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MM160	251	Glossary	<p>Update the text regarding the Authorities Monitoring Report (AMR) as follows:</p> <p>A report produced each financial year to indicate the progress of production of planning policy documents, and monitor the effectiveness of policies contained within the adopted plan. The report will outline action that may need to be taken to meet targets or if policies need to be <del>replaced</del> reviewed. Changes will be implemented through a revised Local Development Scheme.</p>	To ensure that terminology is consistent																																																								

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			<p>Insert definition of Major Development:</p> <p><u>'major development' is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 and is defined as:</u></p> <p><u>"major development" means development involving any one or more of the following—</u></p> <p><u>(a)the winning and working of minerals or the use of land for mineral-working deposits;</u></p> <p><u>(b)waste development;</u></p> <p><u>(c)the provision of dwellinghouses where —</u></p> <p><u>(i)the number of dwellinghouses to be provided is 10 or more; or</u></p> <p><u>(ii)the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);</u></p> <p><u>(d)the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e)development carried out on a site having an area of 1 hectare or more;</u></p>	To ensure that Major Development is defined within the Local Plan

Changes to the Policies Maps		
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 style="list-style-type: none"> <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.

	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.
Great Ellingham	Amend the settlement boundary to accurately reflect planning permissions	Correction
Great Hockham	<ul style="list-style-type: none"> <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> <p>Settlement boundary redrawn around residential curtilages of properties in Kingshill</p>	To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).  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 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).

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

		with the Habitats Regulation Assessment
Thetford	<p>Amend General Employment Area boundary at Burrell Way industrial estate to exclude permitted residential and retail development. See Appendix 2</p> <p>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</p>	<p>To ensure the designation fully reflects the extent of the GEA.</p> <p>To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).</p>
Watton	<p>Amend General Employment Area (GEA) boundary at Thrextan Road, Watlington to exclude the residential curtilage of properties to the north east corner of the GEA. See Appendix 2</p> <p>Amend Map to show SPA buffer for Stone Curlew - 1km grid cells where less than half the area surveyed (orange cell areas)</p>	<p>To ensure the designation fully reflects the extent of the GEA.</p> <p>To depict the orange cell area to which policy ENV 03 applies in consistency with the Habitats Regulation Assessment (LP/S/4).</p>
Weeting	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).
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

**Policy HOU 02 – Level and Location of Growth**

Housing Growth will be distributed in line with the following individual Settlement's minimum targets

<u>Tier of Hierarchy</u>	<u>Settlement</u>	<u>Total completions 1 April 2011 to 31 March 2018</u>	<u>Total commitments 01/04/2011 to 31/03/2018</u>	<u>Allocations not superseded</u>	<u>Decisions awaiting S106 (including proposed allocations)</u>	<u>Proposed allocation (allocations with planning permission or decision to grant identified in previous columns) ^</u>	<u>Totals</u>
<u>Key Settlements</u>	<b><u>Attleborough</u></b>	<u>515</u>	<u>1180</u>		<u>Warrens Lane 3PL/2016/0486/H</u>	<u>2680</u>	<u>4383</u>
	<b><u>Thetford</u></b>	<u>323</u>	<u>3343</u>			<u>0</u>	<u>3666</u>
<u>Market towns</u>	<b><u>Dereham</u></b>	<u>401</u>	<u>359</u>	<u>220 (D2)</u>	<u>48 (Greenfields Road) Allocation 3 3/PL/2016/0952/O</u> <u>216 (Land off Swanton Road) 3/PL/2015/14197/O</u>	<u>540</u>	<u>1784</u>

Policy HOU 02 – Level and Location of Growth

Housing Growth will be distributed in line with the following individual Settlement's minimum targets

Tier of Hierarchy	Settlement	Total completions 1 April 2011 to 31 March 2018	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) ^	Totals
	<b>Swaffham</b>	496	360	97 (SW1)	525 <b>185</b> (South of Norwich Road, allocation 4: <u>3PL/2015/0917/O</u> )  <b>165</b> (north of Norwich road, allocation 6: <u>3PL/2015/0550/O</u> )  <b>175</b> (west of Watton Road, allocation 3: <u>3PL/2016/0068/O</u> )	75	1553
	<b>Watton</b>	548	883			205	1636
	<b>Ashill</b>	39	39		<b>7</b> (Hale Road <u>3PL/2017/1077/O</u> )	20	105
	<b>Banham</b>	17	58			42	117

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<b>Local Service Centres</b>	<b>Bawdeswell</b>	8	41			0 (40 counted within completions and commitments)	49
	<b>Garboldisham</b>	10	5			35	50
	<b>Great Ellingham</b>	36	159			0	195
	<b>Harling</b>	126	39			85	250
	<b>Hockering</b>	6	67			25	98
	<b>Kenninghall*</b>	27	4			15 (20 to be delivered through HOU 03)	66
	<b>Litcham*</b>	3	7			0 (22 to be delivered through HOU 03)	32



**Policy HOU 02 – Level and Location of Growth**

Housing Growth will be distributed in line with the following individual Settlement's minimum targets

Tier of Hierarchy	Settlement	Total completions 1 April 2011 to 31 March 2018	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) ^	Totals
	<b><u>Mattishall</u></b>	<u>26</u>	<u>111</u>		<b><u>12</u></b> (Kensington Forge: <u>3PL/2017/1112/F</u> )	<u>0</u>	<u>149</u>
	<b><u>Narborough</u></b>	<u>92</u>	<u>18</u>		<b><u>10</u></b> (Land north of 1- 14 Swaffham Rd: <u>3PL/2017/1046/O</u> )	<u>40</u>	<u>160</u>
	<b><u>Necton*</u></b>	<u>80</u>	<u>124</u>		<b><u>46</u></b> (Erne Farm, allocation 1: <u>3PL/2016/0983/O</u> )	<u>15</u> (18 to be met through HOU 03)	<u>283</u>

**Policy HOU 02 – Level and Location of Growth**

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Tier of Hierarchy	Settlement	Total completions 1 April 2011 to 31 March 2018	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) ^	Totals
	<b><u>North Elmham*</u></b>	<u>12</u>	<u>69</u>			0 (allocation for 27 counted in completions and commitments) (14 to be delivered through HOU 03)	<u>95</u>
	<b><u>Old Buckenham*</u></b>	<u>17</u>	<u>19</u>			20 (17 to be met through HOU 03)	<u>73</u>
	<b><u>Shipdham</u></b>	<u>75</u>	<u>152</u>			55 (allocation for 23 counted in commitments and completions)	<u>282</u>

Policy HOU 02 – Level and Location of Growth

Housing Growth will be distributed in line with the following individual Settlement's minimum targets

Tier of Hierarchy	Settlement	Total completions 1 April 2011 to 31 March 2018	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) ^	Totals
	<b>Sporle</b>	19	18			35	72
	<b>Swanton Morley</b>	84	15			85	184
	<b>Weeting</b>	41	60			0	101
<b><u>Villages with Boundaries †</u></b>	<b><u>Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Yaxham &amp; Clint Green</u></b>	<u>206</u>	<u>268</u>	<u>0</u>	<u>0</u>	<u>234</u>	

<u>Villages without boundaries</u> ~	<u>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 Ellingham, Longham, Lynford, Merton, Mileham, Narford, New Buckenham, Newton, North Pickenham, North,</u>	<u>286</u>	<u>247</u>	<u>0</u>	<u>6 (Land off Bridge Street: 3PL/2017/1500/O)</u>	<u>0</u>	<u>1247</u>
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Policy HOU 02 – Level and Location of Growth

Housing Growth will be distributed in line with the following individual Settlement's minimum targets

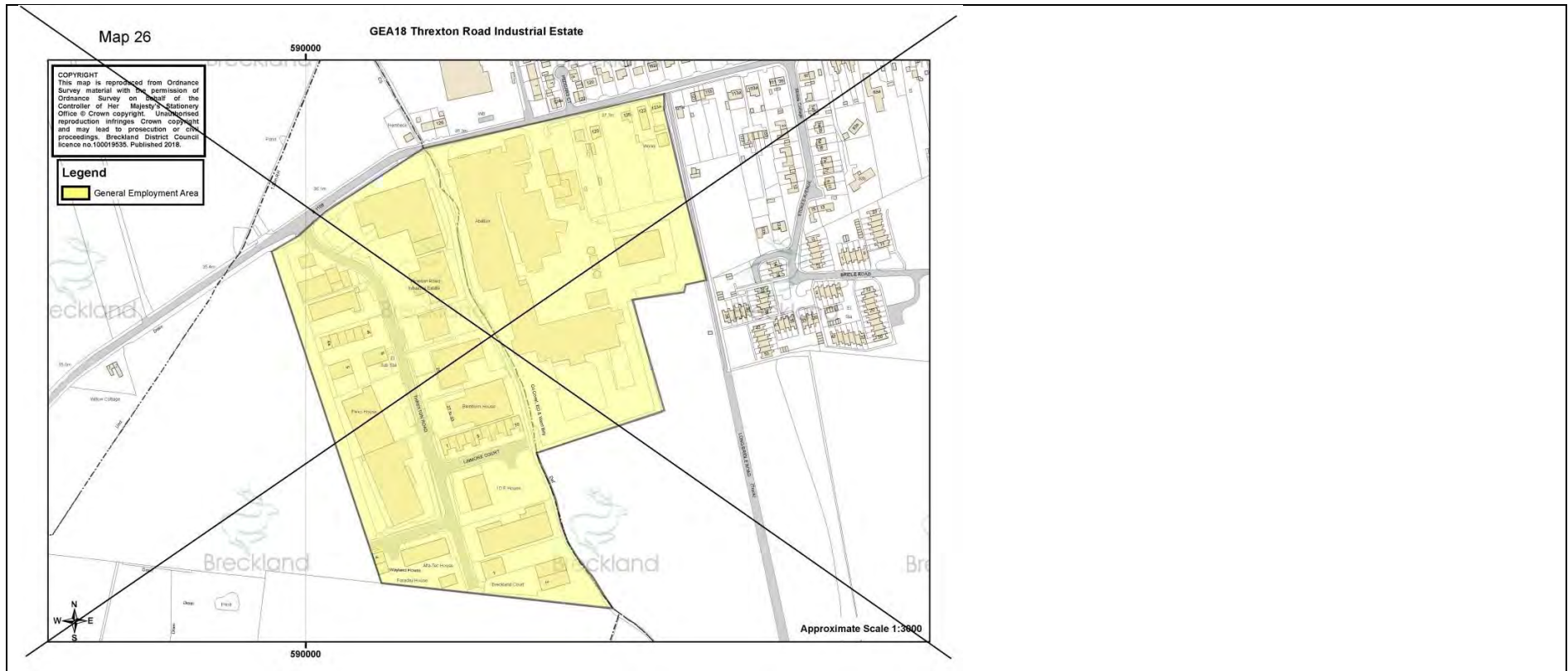
Tier of Hierarchy	Settlement	Total completions 1 April 2011 to 31 March 2018	Total commitments 01/04/2011 to 31/03/2018	Allocations not superseded	Decisions awaiting S106 (including proposed allocations)	Proposed allocation (allocations with planning permission or decision to grant identified in previous columns) ^	Totals
	<u>Tuddenham, Ovington, Oxborough, Riddlesworth, Roudham, Rougham, Scarning, Scoulton, Snetterton, South Acre, South Lopham, South Pickenham, Sparham, Stanfield, Stanford, Stow Bedon, Sturston, Thompson, Tittleshall, Tottington, Twyford, Wellingham, Wendling, Whinburgh, Whissonsett, Wretham</u>						
<u>Total</u>		<u>3493</u>	<u>7645</u>	<u>317</u>	<u>878</u>	<u>4297</u>	<u>16,630</u> <u>(8.7%</u> <u>buffer)</u>

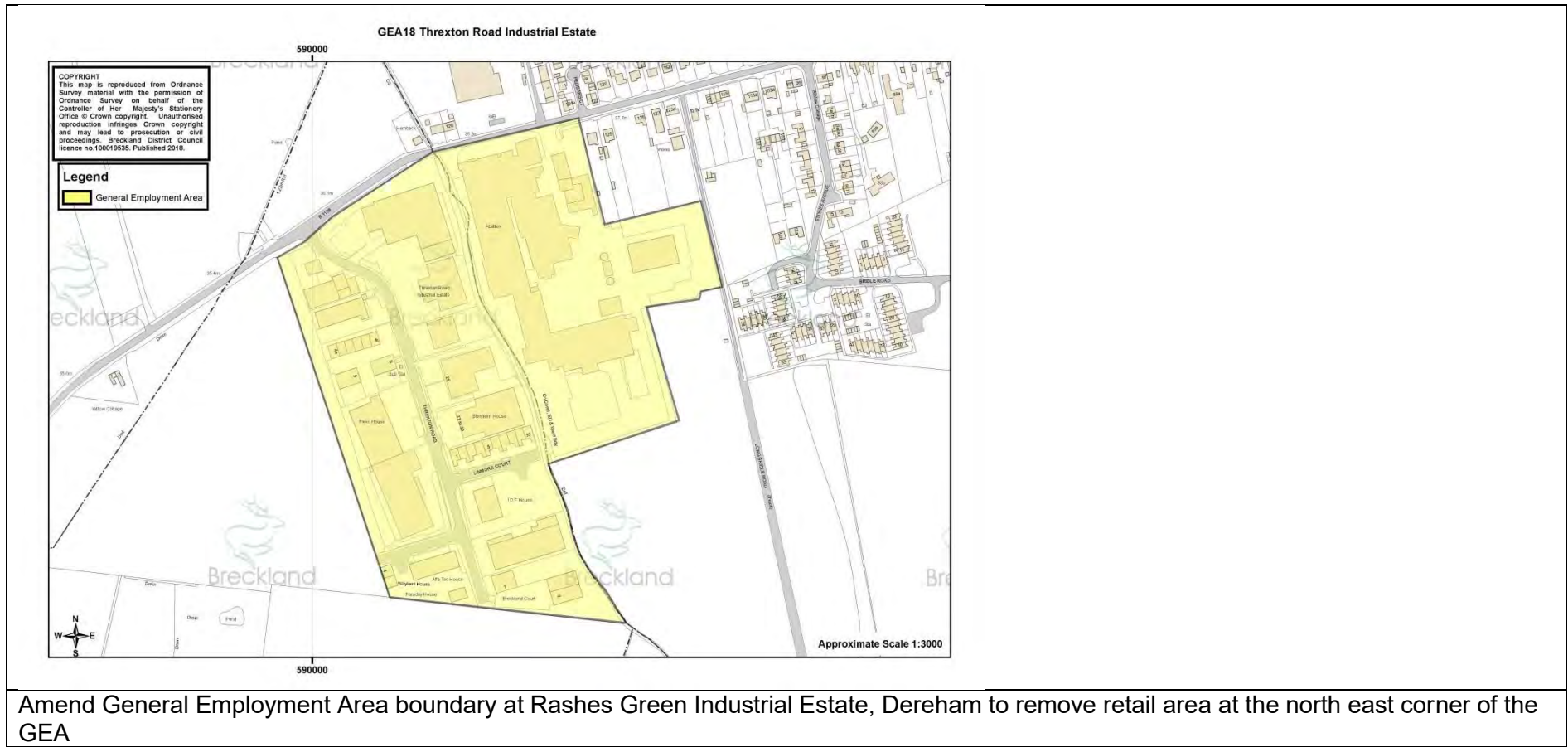
<b>Policy HOU 02 – Level and Location of Growth</b>							
<b>Housing Growth will be distributed in line with the following individual Settlement's minimum targets</b>							
<b>Tier of Hierarchy</b>	<b>Settlement</b>	<b>Total completions 1 April 2011 to 31 March 2018</b>	<b>Total commitments 01/04/2011 to 31/03/2018</b>	<b>Allocations not superseded</b>	<b>Decisions awaiting S106 (including proposed allocations)</b>	<b>Proposed allocation (allocations with planning permission or decision to grant identified in previous columns) ^</b>	<b>Totals</b>

\* Housing Allocation unable to meet Local Plan Housing Target. Policy HOU 03 applies to these villages  
†Policy HOU 04 applies to these villages  
~Policy HOU 05 applies to these villages  
^Neighbourhood Plans can seek to exceed housing targets

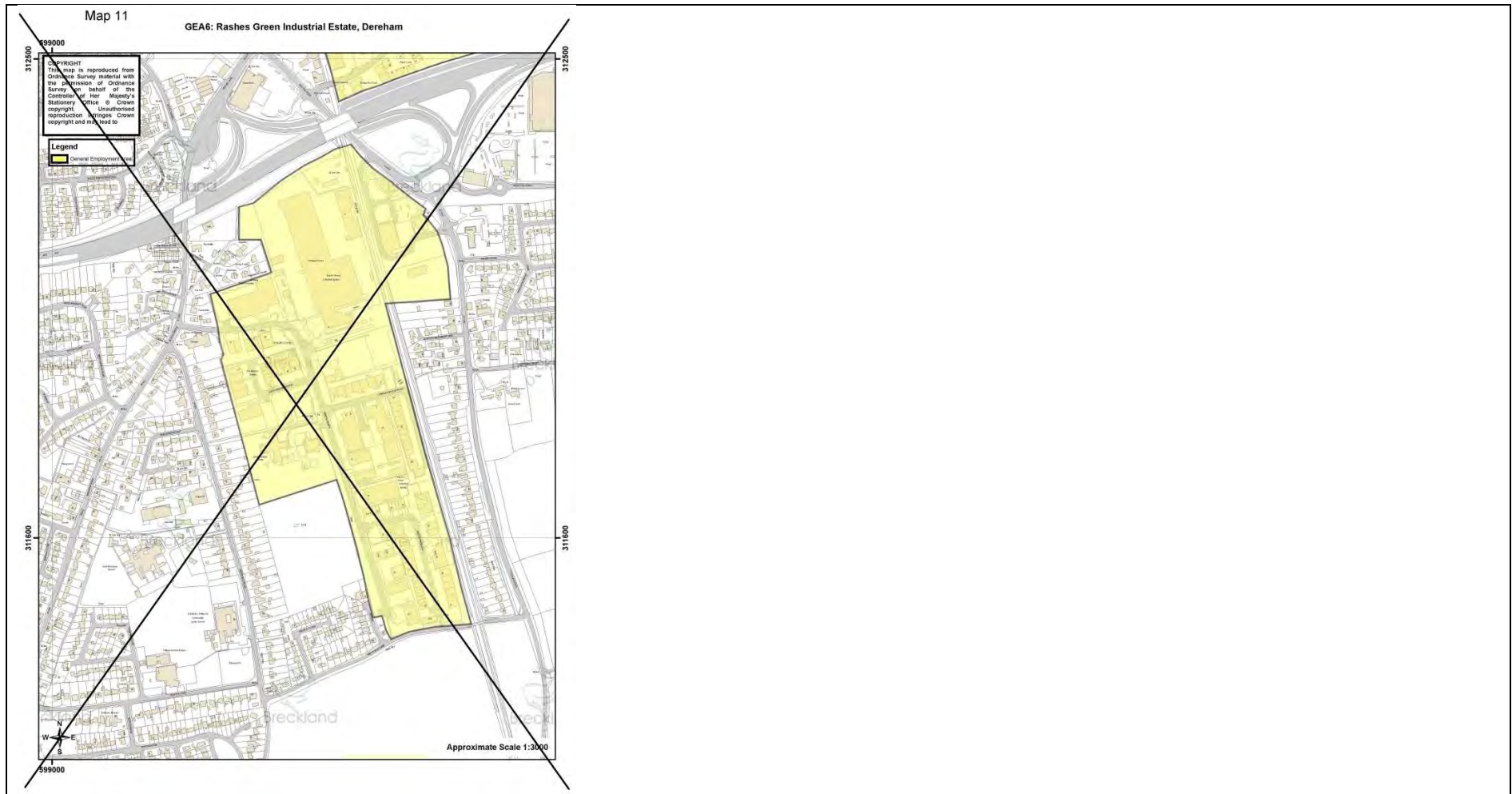
**Appendix 2 Proposed modifications to General Employment Area Boundaries**

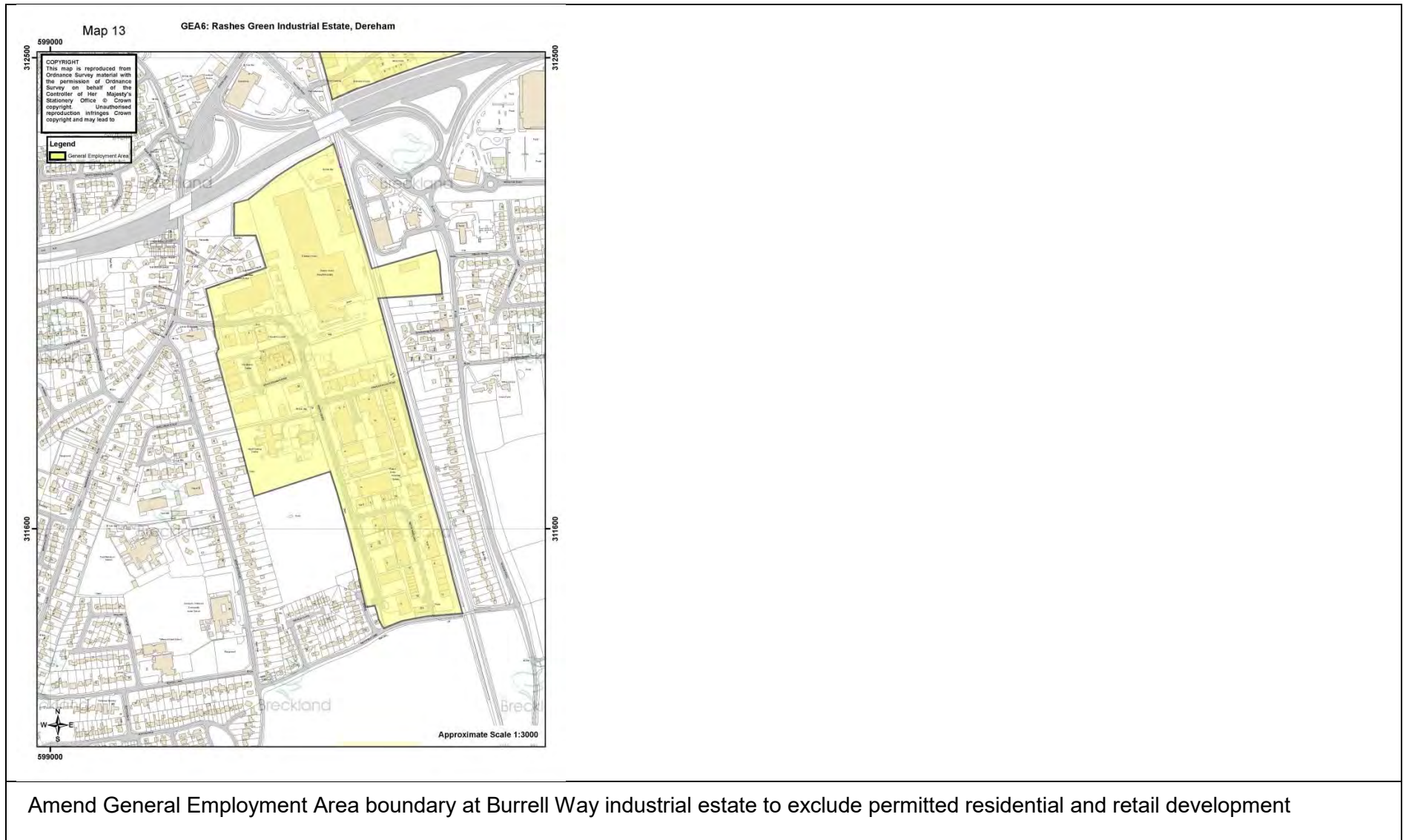
Amend General Employment Area (GEA) boundary at Thrextan Road, Watlington to exclude the residential curtilage of properties to the north east corner of the GEA

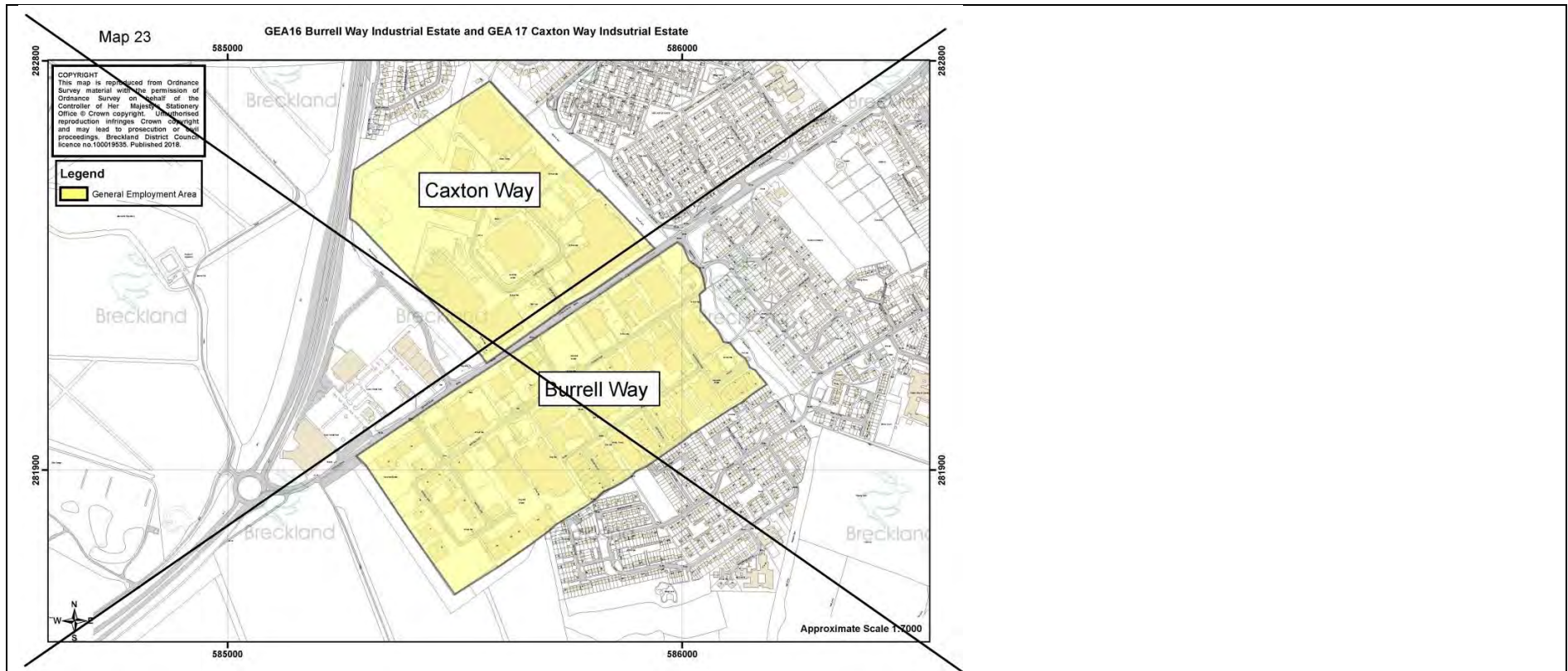




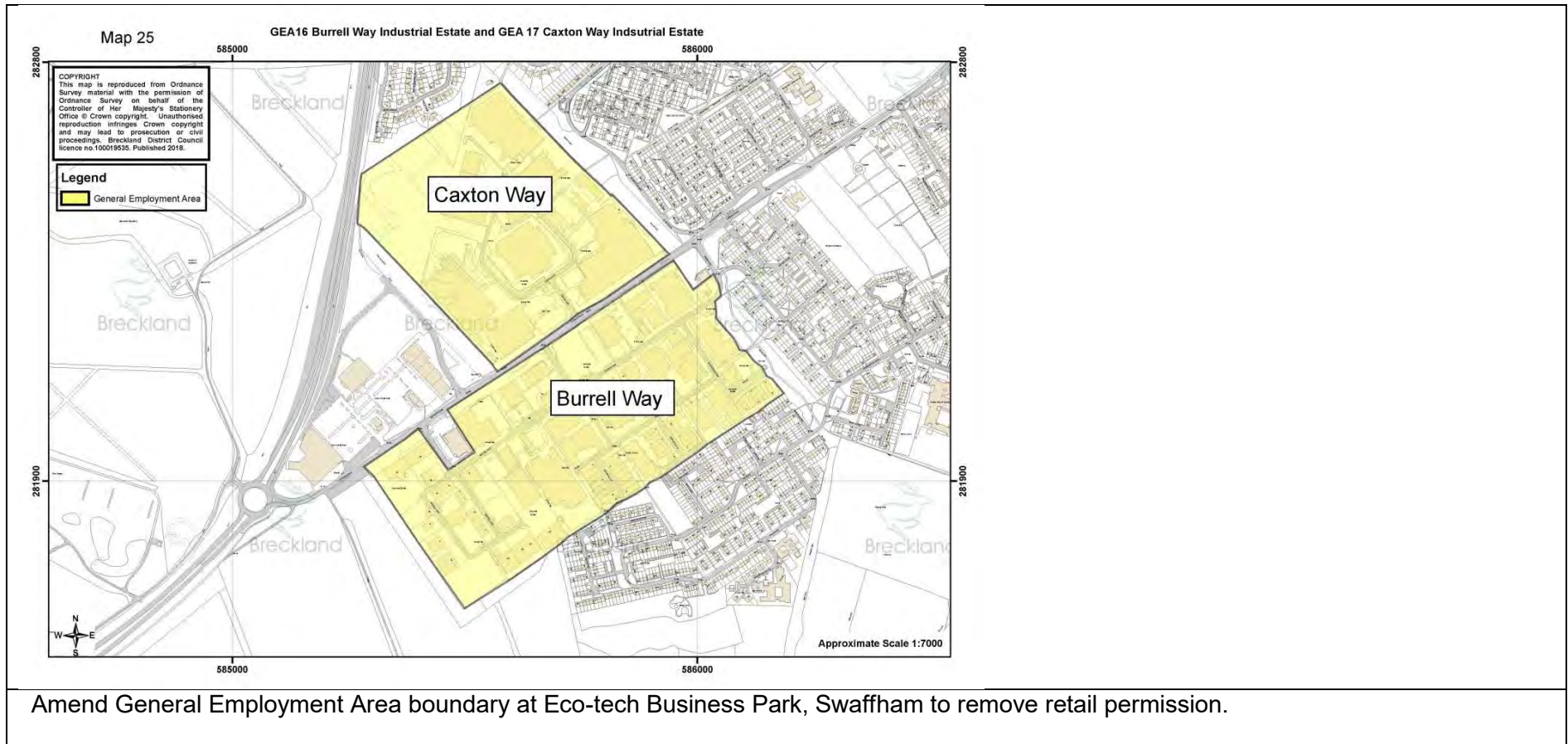


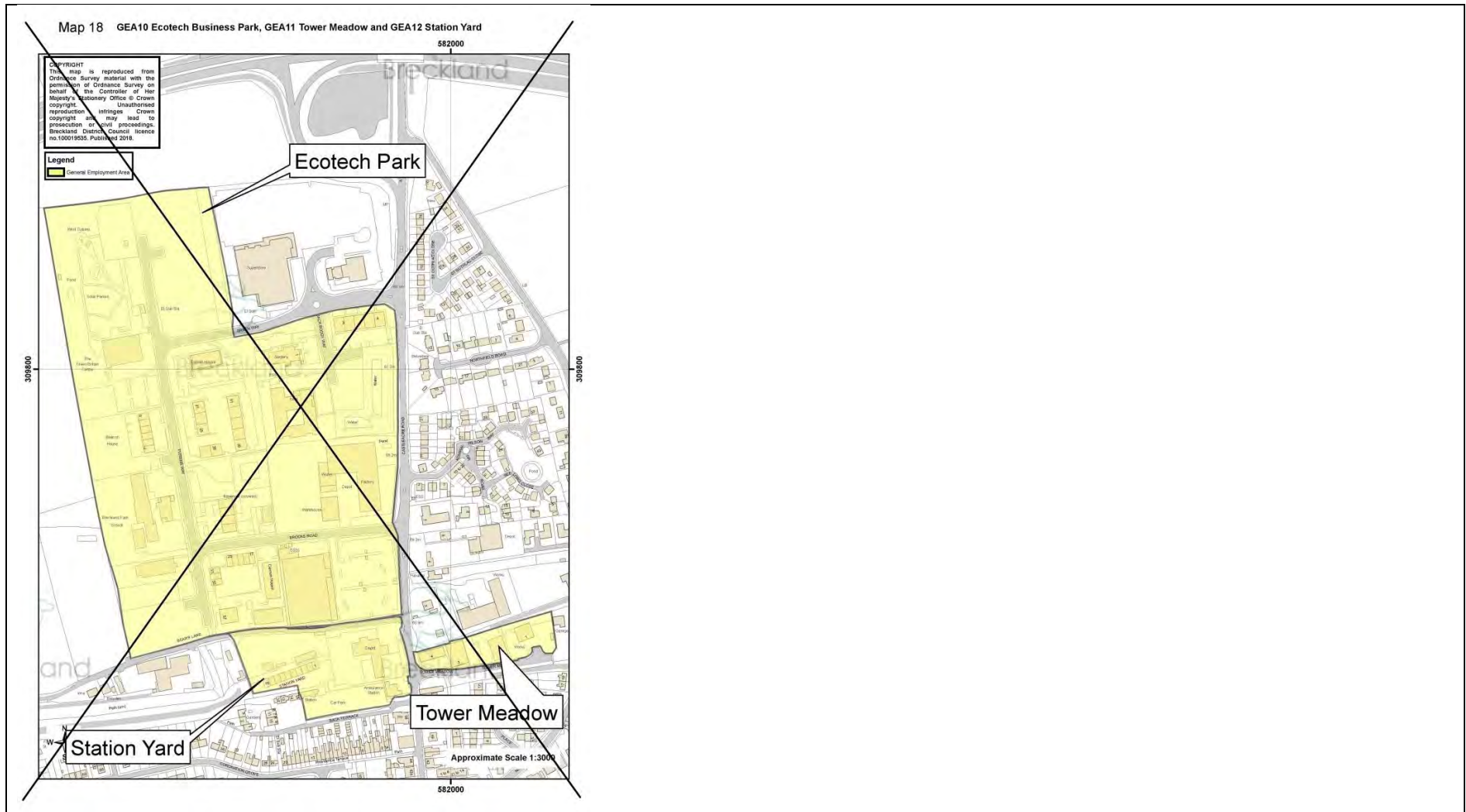




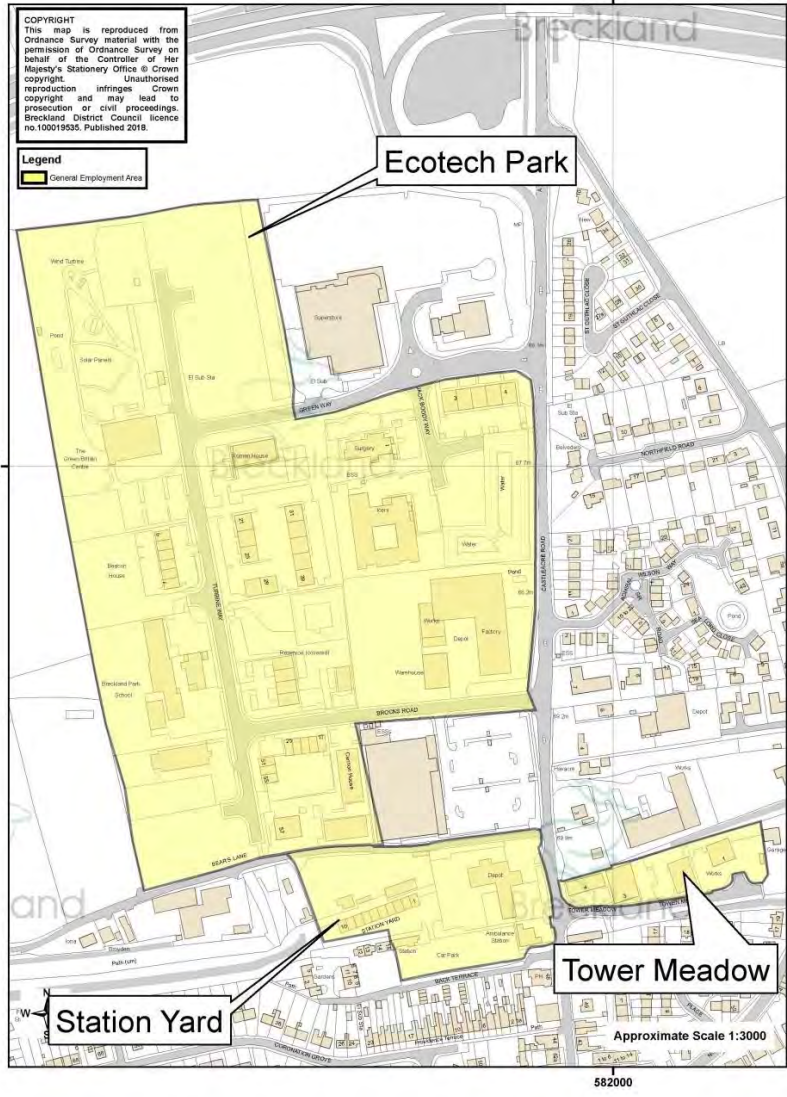








Map 20 GEA10 Ecotech Business Park, GEA11 Tower Meadow and GEA12 Station Yard



Appendix 4 Housing Trajectory

	Completions	Policy HOU01 using Requirement	Housing Requirement plus shortfall split via Sedgefield Methodology	Large Sites with Planning Permission	Small Sites with Planning Permission	Sites with resolution to grant planning permission	Not Superceded Allocations	Local Plan Allocations	Policy HOU03 and HOU04	Windfall Development	Total Completions
<u>2011/12</u>	<u>342</u>	<u>612</u>	-	-	-	-	-	-	-	-	-
<u>2012/13</u>	<u>321</u>	<u>612</u>	-	-	-	-	-	-	-	-	-
<u>2013/14</u>	<u>416</u>	<u>612</u>	-	-	-	-	-	-	-	-	-
<u>2014/15</u>	<u>486</u>	<u>612</u>	-	-	-	-	-	-	-	-	-
<u>2015/16</u>	<u>609</u>	<u>612</u>	-	-	-	-	-	-	-	-	-
<u>2016/17</u>	<u>789</u>	<u>612</u>	-	-	-	-	-	-	-	-	-
<u>2017/18</u>	<u>530</u>	<u>612</u>	-	-	-	-	-	-	-	-	-
<u>2018/19</u>		<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>
<u>2019/20</u>		<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>
<u>2020/21</u>		<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>
<u>2021/22</u>		<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>
<u>2022/23</u>		<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>
<u>2023/24</u>		<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>
<u>2024/25</u>		<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>
<u>2025/26</u>		<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>
<u>2026/27</u>		<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>
<u>2027/28</u>		<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>
<u>2028/29</u>		<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>

	Completions	Policy HOU01 using Requirement	Housing Requirement plus shortfall split via Sedgefield Methodology	Large Sites with Planning Permission	Small Sites with Planning Permission	Sites with resolution to grant planning permission	Not Superseded Allocations	Local Plan Allocations	Policy HOU03 and HOU04	Windfall Development	Total Completions
<b><u>2029/30</u></b>		<u>612</u>	<u>612</u>	<u>235</u>		<u>0</u>	<u>0</u>	<u>265</u>	<u>20</u>	<u>50</u>	<b><u>570</u></b>
<b><u>2030/31</u></b>		<u>612</u>	<u>612</u>	<u>230</u>		<u>0</u>	<u>0</u>	<u>245</u>	<u>20</u>	<u>50</u>	<b><u>545</u></b>
<b><u>2031/32</u></b>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>240</u>	<u>21</u>	<u>50</u>	<b><u>561</u></b>
<b><u>2032/33</u></b>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>240</u>	<u>21</u>	<u>50</u>	<b><u>561</u></b>
<b><u>2033/34</u></b>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>225</u>	<u>21</u>	<u>50</u>	<b><u>546</u></b>
<b><u>2034/35</u></b>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>215</u>	<u>21</u>	<u>50</u>	<b><u>536</u></b>
<b><u>2035/36</u></b>		<u>612</u>	<u>612</u>	<u>230</u>		<u>0</u>	<u>0</u>	<u>220</u>	<u>21</u>	<u>50</u>	<b><u>521</u></b>



#### 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)
<b>Core Strategy and Development Control Policies</b>			
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 Infrastructure	Supersede	Policy ENV01	
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 Amenity	Supersede	Policy COM03	

	<b>Superseded/Not Superseded/ Delete</b>	<b>New Local Plan Policy</b>	<b>Reason (where it is proposed to Delete or Not Supersede Policy)</b>
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	

	<b>Superseded/Not Superseded/ Delete</b>	<b>New Local Plan Policy</b>	<b>Reason (where it is proposed to Delete or Not Supersede Policy)</b>
Policy DC 17 Historic Environment	Supersede	Policy ENV07 and Policy ENV08	
Policy DC 18 Community facilities recreation and leisure	Supersede	Policy COM04	
Policy DC 19 Parking Provision	Supersede	Policy COM01	
Policy DC 20 Conversion of Buildings in the Countryside	Supersede	Policy HOU12	
Policy DC 21 Farm Diversification	Supersede	Policy EC 06	
<b>Site Specific Policies &amp; Proposals</b>			
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

	<b>Superseded/Not Superseded/ Delete</b>	<b>New Local Plan Policy</b>	<b>Reason (where it is proposed to Delete or Not Supersede Policy)</b>
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 Plan DPD</b>			
Policy TH 1 National Planning Policy Framework - Presumption in Favour of Sustainable Development	Supersede	Policy GEN1	

	<b>Superseded/Not Superseded/Delete</b>	<b>New Local Plan Policy</b>	<b>Reason (where it is proposed to Delete or Not Supersede Policy)</b>
Policy TH 2 Approach to the Town Centre	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 3 New Retail Development	Supersede	Policy EC05	
Policy TH 4 Transport - Achieving Modal Shift	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 5 The Impact of Change on Pedestrians, Cyclists and Buses	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 6 Thetford Bus Interchange	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 7 Thetford Railway Station	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 8 Healthy Lifestyles	Supersede	Policy COM02	
Policy TH 9 Monitoring and Management of Key Biodiversity Sites	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 10 Allotments	Supersede	Policy ENV04 and Policy INF02	
Policy TH 11 Joe Blunt's Lane	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 12 The Thetford Loops	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 13 Indoor Sports Facilities	Supersede	Policy ENV04 and Policy COM04	
Policy TH 14 Energy and Carbon - TAAP Wide	Delete	n/a	Rely on national policy

	<b>Superseded/Not Superseded/ Delete</b>	<b>New Local Plan Policy</b>	<b>Reason (where it is proposed to Delete or Not Supersede Policy)</b>
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 Features of the Landscape	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 22 Gallows Hill Scheduled Monument	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 23 Existing Buildings in the Thetford Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 24 Surface-Water Management	Supersede	Policy ENV09	
Policy TH 25 Walking and Cycling	Not Supersede	n/a	For the satisfactory delivery of development within Thetford

	<b>Superseded/Not Superseded/Delete</b>	<b>New Local Plan Policy</b>	<b>Reason (where it is proposed to Delete or Not Supersede Policy)</b>
Policy TH 26 Buses	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 27 A New Railway Station in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 28 Changes to the A11 Trunk Road	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 29 Improvements to the Local Road Network	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 30 New Employment Land	Not Supersede	n/a	Site forms part of employment land supply.
Policy TH 31 New Local Centre(s) in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 32 Connecting to a Decentralised Energy Supply	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 33 Educating Provision in the Thetford Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 34 New Health Facility in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 35 Community Buildings	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 36 New Bring Recycling Facilities	Delete	n/a	Rely on national policy

	<b>Superseded/Not Superseded/Delete</b>	<b>New Local Plan Policy</b>	<b>Reason (where it is proposed to Delete or Not Supersede Policy)</b>
Policy TH 37 Regeneration proposals in Existing Residential Areas	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 38 Existing Employment Areas	Supersede	Policy EC03	
Policy TH 39 Thetford Settlement Boundary	Supersede	Policy GEN05	