

Appendix 1 – Schedule of Main Modifications

Reference	Page Number	Policy/ Paragraph	Change to be made
MM1	8	Figure 1.1	Amend Figure 1.1 to make the primary buffer red and to show the 1km orange cells buffer.
MM2	12	Breckland's Strategic Vision	Add the following text at the end of the first paragraph: <u>New growth will be balanced, ensuring that the District adapts to, and mitigates against the impacts of climate change.</u>
			Revise text in the fifth paragraph as follows: Breckland will continue to cherish the natural, <u>built</u> and built assets <u>historic environment</u> which make the District unique.
MM3	13	Strategic Objectives	Insert new strategic objective after objective 3 and change subsequent numbering of objectives: <u>4. To adapt and mitigate against the impacts of climate change.</u>
			Amend objective 12: Contribute to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of Breckland, the wider landscape and setting, and its designated and un - <u>non</u> -designated heritage assets for the future;

Reference	Page Number	Policy/ Paragraph	Change to be made
MM4	16	Policy GEN 1	Add an additional bullet point at the end of the list: <u>Consideration of the cumulative impact of development, in particular, the impact on the environment.</u>
			Revise the final paragraph of the policy as follows: Where there are no Local Plan development plan policies relevant to the application, or the relevant policies of most importance are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, unless taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or if specific policies in the Framework indicate that development should be refused. that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
MM5	17	Policy GEN 2	After bullet points, revise policy as follows: Innovative and contemporary design where it enhances sustainability will be encouraged and promoted across the District. Development of poor design, that does not <u>respect or</u> improve the character and quality of the area and the way the area functions, will be refused planning permission.
MM6	19	Supporting text GEN 4: Paragraph 2.16, 2.20, 2.21, 2.22 and 2.27	Amend the second sentence of paragraph 2.16 as follows: ...Key settlement of Attleborough with 2,65 <u>8</u> 0 dwellings to be allocated within the plan period (to 2036).
			Amend first sentence of paragraph 2.20: The strategic site comprises 296 <u>217</u> hectares of predominantly agricultural land.

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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 limited-designated and non-designated <u>heritage assets within and surrounding the boundary of the SUE and contains an analysis of the immediate and wider context of the site. Significant heritage assets include the Scheduled Ancient Monument (Bunns Bank) and the Grade II listed Besthorpe Hall. Of note, is the imposing linear earthwork of the Scheduled Monument of Bunn's Bank which runs close to the south eastern boundary of the site. Its significance relates to its survival as a well preserved earthwork and archaeological deposits which are of evidential and historic value. The Historic Characterisation Study highlights the likelihood that this continues inside the SUE boundary, therefore further archaeological investigation to the west of Bunn's Bank is required by the policy. Further designated heritage assets within or adjacent to the SUE include the Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area. The masterplan for the SUE should take consideration of these and other non-designated assets in the design and layout of the site.</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 and potential additional surveys may be required following consultation with Historic England.</u></p> <p>Amend the second sentence of paragraph 2.27 as follows:</p> <p>...the housing trajectory (appendix 1) indicates 2,6580 of the 4,000 dwellings...</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM7	25	Policy GEN 4	<p>Amend first sentence of policy wording:</p> <p>Land to the south west of Attleborough amounting to approximately 296<u>217</u>ha, as shown on the Policies Map...</p> <p>Amend the first sentence of the policy to state:</p> <p>...of a total of at least 2,65<u>8</u>0 net new dwellings with a further 1,35<u>2</u>0 dwellings anticipated beyond the plan period within the SUE boundary.</p> <p>Policy GEN 4, Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)', delete wording in the 5th Paragraph and replace with the following text:</p> <p>Any proposal will have to consider the findings of the Historic Characterisation Study and carry out further assessment work into the historic landscape to the south of Attleborough to the satisfaction of the Council and Historic England.</p> <p><u>The development proposal for the Attleborough SUE will conserve, and where possible, enhance the historic environment. The Historic Characterisation Study should inform an appropriate design response and any masterplanning exercise, including any mitigation measures. Development proposals must:</u></p> <ul style="list-style-type: none"> • <u>Conserve, and where possible, enhance designated heritage assets and non designated heritage assets and their settings. Designated heritage assets include Bunn's Bank Scheduled Monument, Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area;</u> • <u>Respect the rural nature of the site and the location of the site as a gateway from the south;</u>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<ul style="list-style-type: none"> • <u>Explore opportunities to create a pattern of development and open space which naturally aids the understanding and interpretation of the significance of heritage assets, in particular Bunn’s Bank Scheduled Monument;</u> • <u>Retain and respond to important landscape features throughout the site; and</u> • <u>Be informed by archaeological surveys, where required, in line with policies ENV 07 and ENV 08, particularly the area to the west of Bunn’s Bank Scheduled Monument.</u> <p>Policy GEN 4, Under ‘Development Requirements of Attleborough Strategic Urban Extension (SUE)’, delete wording in the 9th paragraph and replace with the following text:</p> <p>A <u>Utilities Statement pre-application enquiry with Anglian Water Services</u> is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment <u>and that there is available capacity in the foul sewerage network</u>. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought. Ongoing discussion between the Council, the developer and Anglian Water Services to determine an appropriate, deliverable solution for Wastewater Treatment Work (WwTW) improvements is required <u>following the development of 1,800 homes in time to serve the development of 4,000 dwellings, of which, 2,680 are to be completed within the plan period.</u></p> <p>Under ‘Development Requirements of Attleborough Strategic Urban Extension (SUE)’ insert new wording after final paragraph:</p> <p><u>New or improved/expanded local healthcare facilities may be required to serve the increased population, subject to consultation with NHS England.</u></p> <p>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</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>major infrastructure, such as the link road required to serve the development, or infrastructure upgrades to the existing town centre will be informed by an appraisal of the impact upon the historic environment;</u></p> <p>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>
MM8	27	New figure after Policy GEN 04	Insert Map of Attleborough SUE boundary following Policy GEN 04.

MM9	28	Thetford: Paragraph 2.46 – 2.51 and Table 2.1	<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. As discussed in the introduction of this document, when the new Local Plan is adopted all of the previous LDF documents will be replaced.</p> <p>2.47 However, the growth and development of Thetford as a sustainable location is still a <u>key component of the 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. SUE is currently progressing through the planning process. 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. They are relatively recently adopted and in conformity with the NPPF. 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 relatively recent examination, (2012). <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 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>
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[Overarching Vision for Thetford unmodified]

2.50 Following analysis of the relevance of each policy (in the context of the Local Plan) it was considered that the below policies from the TAAP should ~~be rolled forward into the new Plan~~ to not be superseded to ensure that the planning framework for this area is clear and consistent.

2.51 The following policies will be ~~replaced~~ superseded by District wide policies within this Local Plan. and will not be rolled forward into the Thetford Area Strategy section of the new Local Plan.

Table 2.1 Replaced <u>Superseded</u> Thetford AAP Policies	
Policy to be lost/ superseded	Relevant replacement policy <u>Superseding Policy</u>
Policy TH 1 NPPF - Presumption in favour of Sustainable Development	Policy STRAT 1 <u>GEN 01</u>
Policy TH 3 New Retail	Policy EC 05
Policy TH 8 Healthy Lifestyles	Policy COM 02
Policy TH 10 Allotments	ENV 04, INF 02
Policy TH 13 Indoor Sports Facilities	ENV 04, COM 04
Policy TH 14 Energy and Carbon - TAAP Wide	National policy

Policy TH 15 Energy/Multi Service(s) Company	National policy
Policy TH 16 Water and Drainage	ENV 09
Policy TH 17 Development in Flood	ENV 09
Policy TH 19 Sustainable Construction Standards for Non-Residential Development	National Policy
Policy TH 24 Surface-Water	ENV 09
Policy TH 36 New Bring Recycling	National policy
Policy TH 38 Existing Employment	Policy EC 03
Policy TH 39 Thetford Settlement Boundary	Policy GEN 05

Reference	Page Number	Policy/ Paragraph	Change to be made
MM10	30	Supporting Text: Paragraph 2.52	Amend the final sentence of paragraph 2.52 to state: 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. <u>Given the rural character of Breckland, the intrinsic character and beauty of the countryside is recognised.</u>
MM11	30	Policy GEN 05	Amend the first sentence to read: ...subject to compliance with National and other Local Plan <u>relevant Development Plan</u> policies.
			Amend the second paragraph to read: Outside the defined settlement boundaries, development is restricted to preserve <u>recognise the intrinsic character and beauty of the countryside.</u> 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, <u>including but not necessarily restricted to:</u>
			Amend titles of bullet points as follows: Policy HOU 03 – Development Outside of the Boundaries of Local Service Centres Policy HOU 04 – Rural Settlements with Boundaries <u>Villages with Boundaries</u> Policy HOU 05 – Small Villages and Hamlets Outside of Settlement Boundaries Policy HOU 08 – Provision for Gypsies, Travellers and Travelling Showpeople Policy HOU 12 – Conversion of Building in the Countryside Policy HOU 13 – Agricultural <u>Rural</u> Workers Exceptions Policy HOU 14 – Affordable Housing Exceptions Policy ENV 03 – The Brecks Protected Habitats and Species

Reference	Page Number	Policy/ Paragraph	Change to be made
			Policy EC 04 – Employment Development Outside General Employment Areas Policy EC 06 – Farm Diversification Policy EC 07 – Tourism Related Development
MM12	31	Policy HOU 01	Amend Policy HOU 01- Development Requirements (Minimum) as follows: To enable the District to meet future housing needs the Local Plan will provide for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum. The annualised level of new housing provision will increase during the plan period, from 584 per year from 2017/18 – 2021/22 to 622 per year from 2021/22, as reflected in the housing trajectory.
MM13	32	Supporting text HOU 02: Paragraph 3.8	Amend sentence 2 of paragraph 3.8 as follows: At 3,100 <u>3,070</u> units beyond <u>the</u> planning period...
MM14	33	Policy HOU 02	Amend the first sentence of the policy to read: Housing growth will be distributed in line with the following individual settlement <u>minimum</u> targets: Delete existing Table in Policy HOU 02 and replace with new Table (see Appendix A to this schedule).
MM15	36	Policy HOU 03	Amend the final sentence of paragraph 1 to state: <u>...will be allowed subject to being supported by other relevant policies within the Local Plan Development Plan</u> and meeting all of the following criteria:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Amend criterion 2 of the policy as follows:</p> <p>2. It would not lead to the number of dwellings in the settlement <u>significantly</u> exceeding the <u>identified</u> housing target.</p> <p>Amend the final sentence of the policy as follows:</p> <p>Opportunities for self build dwellings which meet the criteria set out above will be considered in accordance with national guidance supported.</p>
MM16	37	Supporting text to Policy HOU 04: Paragraph 3.18	<p>Add the following text after paragraph 3.18:</p> <p><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></p>
MM17	37	Policy HOU 04	<p>Amend the Policy as follows:</p> <p>Policy HOU 04 - Villages Rural Settlements <u>Wyth</u> Boundaries</p> <p>The following rural <u>villages</u> settlements 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, Weasenhams, Shropham, Eccles Road (Quidenham), Clint Green and Yaxham and <u>Yaxham & Clint Green</u></p> <p>Appropriate development will be allowed immediately adjacent to the settlement</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>boundary, subject to being supported by other policies within the <u>development plan</u> Local Plan* and where all of the following criteria are satisfied:</p> <ol style="list-style-type: none"> 1. The development is It is minor development of an appropriate scale and design to the settlement of up to 5 dwellings; 2. It would not lead to the number of dwellings in the settlement increasing by <u>significantly</u> more than 5% from the date of adoption of the Plan. The settlement refers to the number of dwellings inside the defined settlement boundary; 3. Development provides a significant community benefit; 4. 3. The design contributes to preserving, and where possible enhancing, the historic nature and connectivity of communities; and 5. 4. The development avoids coalescence of settlements. <p>Opportunities for self-build dwellings which meet the criteria set out above will be considered in accordance with national guidance <u>supported</u>.</p> <p>*with the exception of Policy GEN 05 Settlement Boundaries</p>
MM18	37	Paras 3.22 to 3.24	<p>Delete the following text:</p> <p>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</p> <p>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.</p> <p>3.23 Evidence could comprise:</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<ul style="list-style-type: none"> • Demonstration of local support e.g. <ul style="list-style-type: none"> ○ the views of the parish council ○ robust surveys of local opinion prepared independently; • Demonstration of conformity with a policy/policies in an adopted Neighbourhood Plan or delivering a community aspiration identified in an adopted Neighbourhood Plan; • 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; • Demonstration of local social or economic need e.g. <ul style="list-style-type: none"> ○ a local housing needs assessment ○ an employment needs assessment. <p>3.24 Development proposals which fail to demonstrate a significant benefit to the local community will not be permitted.</p>
MM19	38	Policy HOU 05	<p>Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries</p> <p>Development in smaller villages and hamlets outside of defined settlement boundaries will be limited, apart from where it would comply with from <u>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"> 1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway; 2. It is minor development of an appropriate scale and design to the settlement of up to 3 units; 3. It can be demonstrated that there is appropriate support by the parish council; <u>3</u>4. The design contributes to enhancing the historic nature and connectivity of communities; and

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>45. The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.</p> <p>Opportunities for self-build dwellings which meet the criteria set out above will be considered in accordance with national guidance supported.</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> <p>*with the exception of Policy GEN 05 Settlement Boundaries</p>
MM20	42	Policy HOU06	<p>Add the following text to the third paragraph after the second sentence:</p> <p><u>Regard should also be had to the needs of those who identify as Gypsy and Travellers and travelling showpeople as set out within the Gypsy and Traveller Accommodation Needs Assessment, including those who are non-travelling.</u></p>
MM21	44	Supporting text Policy HOU 07: Paragraph 3.58	<p>Remove paragraph 3.58 of the supporting text:</p> <p>3.58 In line with the NPPF, affordable housing will be delivered on site. Where evidence is provided that the site is not viable if provision is made on site in line with the requirements set out in this policy, a commuted sum will be sought at £50,000 per equivalent whole dwelling as recommended by the Council's Local Plan CIL Viability Assessment.</p>
MM22	44	Policy HOU 07	<p>Add new criterion before i. and renumber criteria accordingly (numerical not roman numerals):</p> <p>1. <u>The national definition of affordable housing as set out in the National Planning Policy Framework, is applied for the purpose of this policy.</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Amend wording of criterion i:</p> <p>Residential development proposals capable of delivering 11-10 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...</p> <p>Add wording to policy criterion iii:</p> <p>The size, mix, type and tenure of affordable homes as defined in national policy, will meet the identified housing need of Breckland as established by the CNSHMA and agreed by Breckland Council, <u>currently a tenure split of 70:30 rented to shared ownership/intermediate products (CNSHMA 2017).</u></p> <p>Delete wording in criterion iv. and replace with the following wording:</p> <p>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.</p> <p><u>iv. The affordable housing should be provided on site. Provision will be made through planning obligations to secure the affordable housing and to ensure it is available at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;</u></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</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>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>Amend Policy HOU 07 – Affordable Housing, under commuted sums:</p> <p>In exceptional circumstances, off-site contributions in lieu of built units on site will only be considered where evidence is provided to the Council's satisfaction that the site is not otherwise viable. this is robustly justified by evidence. Where the provision of on-site units threatens the viability of the development, the applicant will be required to submit an open book viability assessment in accordance with clause iv (or renumbered clause) of this policy.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made																		
MM23	46	Supporting text Policy 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>3.63 The study identified the following requirements:</p> <table border="1" data-bbox="801 448 1912 890"> <thead> <tr> <th data-bbox="801 448 927 528">Year</th> <th data-bbox="927 448 1440 528">Need for Gypsy and Traveller Pitches</th> <th data-bbox="1440 448 1912 528">Need for Travelling Showpeople Plots</th> </tr> </thead> <tbody> <tr> <td data-bbox="801 528 927 608">2016-21</td> <td data-bbox="927 528 1440 608">7</td> <td data-bbox="1440 528 1912 608">0</td> </tr> <tr> <td data-bbox="801 608 927 687">2021-26</td> <td data-bbox="927 608 1440 687">1</td> <td data-bbox="1440 608 1912 687">0</td> </tr> <tr> <td data-bbox="801 687 927 767">2026-34</td> <td data-bbox="927 687 1440 767">1</td> <td data-bbox="1440 687 1912 767">1</td> </tr> <tr> <td data-bbox="801 767 927 847">2031-36</td> <td data-bbox="927 767 1440 847">1</td> <td data-bbox="1440 767 1912 847">1</td> </tr> <tr> <td data-bbox="801 847 927 890">Total</td> <td data-bbox="927 847 1440 890">10</td> <td data-bbox="1440 847 1912 890">2</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	Total	10	2
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																			
Total	10	2																			

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:

<u>Need for Gypsy and Traveller and Travelling Show People Accommodation in Breckland</u>		
<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>
<u>2026-34</u>	<u>1</u>	<u>1</u>

<u>2031-36</u>	<u>1</u>	<u>1</u>
Total	4	2

The ~~study~~ GTANA identified that transit sites...

(end of amendments to the supporting text)

Reference	Page Number	Policy/ Paragraph	Change to be made
MM24	47	Policy HOU08	<p>Amend the Policy as follows:</p> <p>Policy HOU08 – Provision for <u>Gypsies, Travellers and Travelling Showpeople</u></p> <p>The Local Plan supports the provision of the following:</p> <ul style="list-style-type: none"> • 104 additional pitches for Gypsy and Traveller households, of which 71 should be provided in the first five years of the plan; • 2 additional plots for Travelling Showpeople, to be delivered in years 11- 15 <u>and years 16-20</u> of the Local Plan. <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"> • Support for the expansion of existing sites; and/or • The provision of new sites where the criteria below are met. <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"> • <u>Fayrehaven Caravan Site, Beetley (See Policies Map)</u> • <u>Summer Meadow Mill Road, Mattishall (See Policies Map)</u> <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"> 1. The site is otherwise suitable for residential development and the associated necessary infrastructure requirements will be made available as part of the development

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>proposal;</p> <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 and Traveller Accommodation Needs Assessment. Proposals will be considered in accordance with the criteria of this policy.</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM25	48	Supporting text Policy 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"> • <u>Provision of new care homes, where applications are assessed through Policy HOU09;</u> • <u>Encouraging the incorporation of specialist housing within affordable housing exception sites; and</u> • <u>Allocation of a new 60 bed care home as part of Watton Housing Allocation 2.</u> <p>3.75-3.76 <u>The Council recognises that new supply of housing for older people is a complex issue; many older people wish to remain in their own homes, as envisaged by the Government’s recent reforms of Health and Adult Social Care. Therefore, despite the ageing population, current Government policy means that the number of care homes and nursing homes may actually decline, as people are supported to continue living in their own homes for longer.</u></p>
MM26	49	Policy HOU 09	<p>Insert additional wording following criterion d:</p> <p><u>C2 Residential Institutions</u></p> <p><u>Applications which provide additional C2 bed spaces to meet the needs of Older People as defined within the Central Norfolk Strategic Housing Market Assessment will be supported (subject to conformity with other relevant policies within the development plan). The Council will resist the loss of C2 bed spaces unless it can be demonstrated that a replacement facility will be provided or that such a use is no longer viable.</u></p>
MM27	50	Paras 3.85 –	Delete the text as follows:

Reference	Page Number	Policy/ Paragraph	Change to be made
		3.92	<p>Access</p> <p>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`.</p> <p>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.</p> <p>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 Disabled Facilities Grants (Local Authority Records), withover200applications in2012/13. The NPPG states that applications for DFGs ` will provide an indication of levels of expressed need, although this could underestimate total need`.</p> <p>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 omes to meet need and the impact on public services of treating people who fall</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>in the home.r 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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • Step free access to dwelling, car park space and communal areas; • Step free access to WC and other accommodation within entrance storey and to private outdoor space connected directly to the entrance storey; • A wider range of people including the elderly, disabled people and some wheelchair users can use the accommodation and its facilities; and • Able to be adapted in the future. <p>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:</p> <ul style="list-style-type: none"> • Within the curtilage of the dwelling (or building containing the dwelling) a step free approach to: <ul style="list-style-type: none"> ○ The dwelling; ○ Every private entrance door, any private outdoor space, car parking space, and any communal facility for occupants' use;

Reference	Page Number	Policy/ Paragraph	Change to be made
			<ul style="list-style-type: none"> ○ Internal WC at entrance storey; ○ Other accommodation required on entrance storey; ○ The dwelling is to be adaptable for future wheelchair access; and ○ Services are accessible by people with reduced reach. <p>3.92 The specific technical requirements are contained in the Approved Document M of the Building Regulations.</p>
MM28	52	Policy HOU10	<p>Amend policy as follows:</p> <p>Policy HOU 10 - Technical Design Standards for New Homes</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>Water efficiency</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>Internal Space in a Home</p> <p>All new homes across all tenures will meet the Government's Nationally Described Space Standard (NDSS).</p> <p>Accessibility of Homes: Market</p> <p>Housing</p> <p>A minimum of 20 % of all new major housing developments are to meet building</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>regulation M4(2) — ‘Accessible and adaptable dwellings’</p> <p>Affordable Homes</p> <p>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.</p> <p>Sufficient space should be provided in the curtilage of the site to provide parking standards to meet Building Regulations and BS8300</p>
MM29	53	Policy HOU11	<p>Delete last sentence of policy:</p> <p>Extensions or alterations that adversely affect the setting of a Listed Building or group of Listed Buildings will be refused.</p>
MM30	53	Title of section	<p>Prior to paragraph 3.101 Revise the title of the section to:</p> <p>Barn Conversions <u>Conversion of Buildings in the Countryside</u></p>
MM31	54	Title of section	<p>Prior to paragraph 3.103 Revise the title of the section to:</p> <p>Agricultural Workers Exceptions <u>Rural Workers Dwellings</u></p>
MM32	55	Policy HOU13	Change the title of the policy to:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Policy HOU13 Agricultural Workers Exceptions - <u>Rural Workers Dwellings</u></p> <p>Delete the final bullet point:</p> <ul style="list-style-type: none"> •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
MM33	56	Policy HOU 14	<p>Criterion a:</p> <p>Add an <u>*</u> after 100%</p> <p>At the end of the policy insert the following text:</p> <p><u>*The scheme should provide 100% affordable housing except where an element of market housing is essential to bring forward affordable housing.</u></p> <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. The scheme demonstrates good design that is sympathetic to the local area and existing settlement; and</p> <p>Remove criterion h and make reference to specialist housing as a separate paragraph in the policy</p> <p>8. The scheme provides an element of specialist housing, subject to local need.</p> <p>Insert new paragraph at end of policy:</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM34	58	Supporting text Dereham: Paragraph 3.114	Amend the first paragraph as follows: The town will provide an additional 1,554 <u>1,784</u> dwellings over the plan period to 2036. Of these 1,554 <u>1,784</u> dwellings, 804 <u>760</u> dwellings have either been completed or are committed developments since 2011. <u>220 dwellings are proposed through the not superseded Policy D2 from the Site Specific Policies and Proposals Development Plan Document. A further 264 dwellings have decision to grant subject to a Section 106 agreement. 540 additional dwellings are proposed for allocation through the Local Plan.</u>
MM35	60	Map 3.1 and Policies Map	Amend boundary of site LP[025]007 Dereham Housing Allocation 1 to align with the boundary of the planning application site 3PL/2015/1045/O. This change additionally alters the settlement boundary to align with the boundary of site LP[025]007 and the area north east of the site for consistency.
MM36	61	Policy Dereham Housing Allocation 1	Amend the second sentence as follows: Development will be permitted subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>
			Amend criterion 2: 2. The development should provide a minimum of two Local Areas for Play (LAPs). <u>Provision of open space in accordance with the requirements set out in Policy ENV 04.</u> The open space requirements should be set out in a manner which maximises opportunities to enhance biodiversity corridors including the setting of Shilling Lane
			Amend criterion 4:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>Amend criterion 5:</p> <p>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;</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> <p>Delete policy criterion 6:</p> <p>6. Development should consider use and promotion of water efficiency measures</p> <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>
MM37	61	Supporting text Dereham Housing	<p>Amend supporting text, para 3.126</p> <p>The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		Allocation 1: Paragraph 3.126	<p>demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p> <p><u>3.126 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how 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>
MM38	62	Policy Dereham Housing Allocation 2	<p>Amend the second sentence as follows:</p> <p>Development will be permitted subject to compliance with <u>adopted</u> Development Plan policies and the following criteria:</p> <p>Amend criterion 3:</p> <p><u>3. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; and any subsequent additional transport evidence. Further transport assessments may be required;</u></p> <p>Amend criterion 4:</p> <p><u>4. 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</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			regard to and respect the gateway location of the site;
			Amend criterion 5: 5. The development should provide a minimum of 1 Locally Equipped Area for Play (LEAP); and. <u>Provision of open space in accordance with the requirements set out in Policy ENV04;</u>
			Amend criterion 6: 6. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>Development proposals 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>
			Add criterion 7: <u>7. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 5.</u>
MM39	63	Supporting	Supporting text, amend paragraph 3.131: Amend

Reference	Page Number	Policy/ Paragraph	Change to be made
		text Dereham Housing Allocation 2: Paragraph 3.131 and 3.132	<p>supporting text</p> <p>3.131 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p> <p><u>3.131 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees 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 Tud 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 Tud Valley should inform consideration of drainage from the site and any increased potential risk of flooding due to the increase in impermeable surfaces. The valley continues to the east to Badley Moor SSSI, part of the Norfolk Valley Fens Special Area of Conservation (SAC). Any planning application should have regard to this defining landscape feature and mitigate the environmental impact of new development.</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM40	64	Policy Dereham Housing Allocation 3	<p>Amend the first sentence as follows:</p> <p>Land amounting to approximately 10.5 hectares is allocated for development of approximately 210-216 dwellings</p>
			<p>Amend the second sentence as follows:</p> <p>Development will be permitted subject to compliance with <u>adopted</u> Development Plan policies and the following criteria:</p>
			<p>Amend criterion 2:</p> <p>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></p>
			<p>Amend criterion 5:</p> <p>5. Retention and enhancement of native hedgerows and trees. Suitable screening should be agreed within the application; <u>Development proposals should have regard to the proximity of the site to the Neatherd Moor;</u></p>
			<p>Amend criterion 7:</p> <p>7. Development should provide a minimum of 2 Locally Equipped Areas for Play and an outdoor Sport Area:</p> <p><u>Provision of open space in accordance with the requirements set out in Policy ENV 04; and</u></p>
			<p>Amend criterion 8:</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p data-bbox="790 272 2085 443">8. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p data-bbox="790 485 2123 655"><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> <p data-bbox="790 699 1061 727">Delete criterion 9:</p> <p data-bbox="790 770 1989 799">9. Development should consider use and promotion of water efficiency measures</p> <p data-bbox="790 842 1240 871">Add additional policy criterion:</p> <p data-bbox="790 914 2074 1021"><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>
MM41	65	Supporting text Dereham Housing Allocation 3: Paragraph 3.136	<p data-bbox="790 1062 1413 1091">Supporting text, amend paragraph 3.136:</p> <p data-bbox="790 1134 2107 1342">3.136 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM42	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 policies</u> and the following criteria:</p> <p>Amend criterion 3</p> <p>3. Development should have regard to the main Dereham Hospital building as a non-designated heritage asset;</p> <p><u>3. The scheme will preserve or, where possible, enhance the setting of nearby designated and non designated heritage assets, in particular; Dereham Hospital building (non-designated heritage asset), Grade II listed Dereham Water Tower and the setting of Dereham Conservation Area.</u></p> <p>Amend criterion 5:</p> <p>Development should provide a minimum of 2 Local Areas for Play (LAPs);</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>5. Provision of open space in accordance with the requirements set out in Policy ENV 04;</p> <p>Amend criterion 6:</p> <p>6. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; and any subsequent additional transport evidence. Further transport assessments may be required;</p> <p>Amend criterion 7:</p> <p>7. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>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> <p>Delete criterion 8:</p> <p>8. Development should consider use and promotion of water efficiency measures</p>
MM43	67	Supporting text Dereham housing allocation 4:	<p>Supporting text, amend paragraph 3.142:</p> <p>3.142 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		Paragraph 3.142	<p>proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p> <p><u>3.142 Used water from properties in Dereham feeds into Dereham Waste water Treatment Works (WwTW). There are known capacity issues with Dereham WwTW and the Water Cycle Study notes a variety of solutions are required to manage the impact of predicted and planned growth for the town. As a result of known capacity issues, all development proposals should be supported by a Utilities Statement to explain how the proposed development will be linked to existing utility infrastructure systems, and demonstrate that the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development. It should also address whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.</u></p>
MM44	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 policies</u> and the following criteria:</p> <hr/> <p>Amend criterion 4:</p> <p>4. Development should contribute towards required highway improvements in Dereham having regard to the Dereham Transport Study; and any subsequent additional transport evidence. Further transport assessments may be required;</p> <hr/> <p>Amend criterion 6:</p> <p>6. <u>The scheme will preserve or, where possible, enhance the setting of nearby</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>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>Amend criterion 7:</p> <p>7. Development should provide a minimum of 2 Locally Equipped Areas for Play (LEAP's) and an outdoor sports area;</p> <p><u>Provision of open space in accordance with the requirements set out in Policy ENV 04;</u></p> <p>Amend criterion 8:</p> <p>8. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;</p> <p><u>Development proposals in Dereham should have regard to the findings of the Water Cycle Study which indicates capacity limitations at Dereham Waste Water Treatment Works 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> <p>Delete criterion 11:</p> <p>11. Development should consider use and promotion of water efficiency measures</p> <p>Add criterion:</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>11. When assessing development proposals, the Council will have regard to the cumulative impact of development with Dereham Housing Allocation 2.</u></p> <p>Add criterion:</p> <p><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 Tud 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></p>
MM45	67	Supporting text Dereham Housing Allocation 5: Paragraph 3.138 and 3.142	<p>Add further wording to the supporting text:</p> <p><u>3.138 To the south of the site lies the Tud 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 Tud Valley should inform consideration of drainage from the site and any increased potential risk of flooding due to the increase in impermeable surfaces. The valley continues to the east to Badley Moor SSSI, part of the Norfolk Valley Fens Special Area of Conservation (SAC). Any planning application should have regard to this defining landscape feature and mitigate the environmental impact of new development.</u></p> <p>Supporting text, amend paragraph 3.142:</p> <p>3.142 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM46	70	Supporting text Swaffham housing allocation 1: paragraph 3.148	Amend paragraph 3.148 as follows: Swaffham is identified as a market town. The town is located to the west of Breckland and is bounded to the north by the A47. through the Local Plan and will provide an additional 1612-1,553 new dwellings over the plan period. Of these 1612-1,553 dwellings, 1007-856 have either already been completed or are committed. 97 dwellings are proposed through the not superseded Policy SW1 from the Site Specific Policies and Proposals Development Plan Document., leaving 605 dwellings. It is proposed to allocate 600 additional dwellings, are proposed for allocation through the Local Plan of which there are 525 dwellings proposed through planning applications with decision to grant subject to Section 106 agreements.
MM47	73	Policy Swaffham housing allocation 1	Amend second sentence: A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. <u>The provision of open space is required in accordance with Policy ENV 04;</u> Amend the third sentence as follows:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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> <p>Amend criterion 3:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>
MM48	74	Policy Swaffham housing allocation 2	<p>Amend second sentence:</p> <p>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p> <p>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> <p>Amend criterion 4:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>network is identified, financial contributions may be sought;</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>
MM49	75	Policy Swaffham housing allocation 3	<p>Amend second sentence:</p> <p>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04.</u></p>
			<p>Amend the third sentence as follows:</p> <p>Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:</p>
			<p>Amend criterion 4 as follows:</p> <p>The layout and design of the site will provide an appropriate response to the established pattern of development along Norwich Road South Pickenham Road and respect the site's location as a key gateway into Swaffham, <u>having regard to the findings of the Historic Characterisation Study.</u></p>
			<p>Amend criterion 6:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM50	77	Policy Swaffham housing allocation 4	<p>Amend second sentence:</p> <p>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04.</u></p> <hr/> <p>Amend the third sentence as follows:</p> <p>Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria.</p> <hr/> <p>Amend criterion 4:</p> <p>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.</p> <hr/> <p>Amend criterion 7:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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; and</u>
MM51	79	Policy Swaffham housing allocation 5	Amend the first sentence: ...residential development of at least 78 -130 dwellings.
			Amend the second sentence: A minimum area of on site open space of 0.64 hectares will be provided on site. <u>The provision of open space is required in accordance with Policy ENV 04.</u>
			Amend the third sentence as follows: Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:
			Amend Criterion 4: ...location as a key gateway into Swaffham, <u>having regard to the findings of the Historic Characterisation Study;</u>
			Amend criterion 7: A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM52	80	Policy Swaffham housing Allocation 6	<p>Amend second sentence:</p> <p>A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04.</u></p> <hr/> <p>Amend the third sentence as follows:</p> <p>Residential Development will be permitted subject to compliance with adopted policies in the Local Development Plan policies and the following criteria:</p> <hr/> <p>Amend criterion 3:</p> <p>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.</p> <hr/> <p>Amend criterion 7:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</p> <p><u>Development proposals should have regard to the findings of the Water Cycle Study which</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<u>indicates potential issues with the wastewater network capacity. Applications will need to demonstrate appropriate solutions have been identified;</u>
MM53	82	Supporting text Watton housing allocations: Paragraph 3.178	Amend paragraph 3.178 as follows: ...The town has been identified through the Local Plan for 1,305-1,636 dwellings over the plan period from 2011 to 2036. Of these dwellings 1,130-1,431 are currently committed or completed., <u>this leaves a further 175 for consideration through the Local Plan. 205 additional dwellings are proposed for allocation through the Local Plan.</u>
MM54	84	Policy Watton housing allocation 1	Amend the second sentence as follows: Development will be permitted subject to compliance with the adopted <u>Development Plan policies and the following criteria:</u> Amend criterion 5: Provision of 1 Local Equipped Area for Play (LEAP). <u>The provision of open space is required in accordance with Policy ENV 04;</u> Amend criterion 9: 9. a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; <u>9. Development proposals in Watton should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Watton Waste Water</u>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>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> <p>Amend criterion 10:</p> <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><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets; and</u></p>
MM55	85	Supporting text Watton housing allocation 1: 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>
MM56	86	Policy Watton housing allocation 2	<p>Amend the second sentence as follows:</p> <p>Development will be permitted subject to compliance with the adopted <u>Development Plan policies and the following criteria:</u></p> <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>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Amend criterion 5:</p> <p>5. A further landscaping buffer is required on the eastern boundary of the site to provide screening from the adjacent business park. Additional mitigation measures may<u>will</u> be required to ensure the protection of residential amenity from the adjacent business park, in line with Policy COM 03</p> <hr/> <p>Amend criterion 6</p> <p>Provision of 1 Local Area for Play (LAP).</p> <p><u>The provision of open space is required in accordance with Policy ENV 04;</u></p> <hr/> <p>Amend policy criterion 8.</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and</p> <p><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></p> <hr/> <p>Amend criterion 9 as follows:</p> <p>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</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<u>setting of nearby designated and non-designated heritage assets, with particular regard to the Grade II Rokeles Hall; and</u>
MM57	87	Supporting text Watton Housing allocation 2: Paragraph 3.191	<p>Insert new paragraph after 3.191</p> <p><u>3.191 Used water from properties in Watton feeds into Watton Waste water Treatment Works (WwTW). The growth proposed in the Watton WwTW catchment is given an Amber status on the basis that some upgrades are required, but are within the limit of conventional treatment. Upon application of the revised discharge permit, Anglian Water Services should determine potential impact of the additional discharge on flood risk.</u></p>
MM58	88	Supporting text Ashill housing allocation 1: Paragraph 3.192	<p>Amend paragraph 3.192 as follows:</p> <p><u>Ashill is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036, providing an additional 90-105 dwellings over the plan period to 2036. Of this 90-105 there are currently 22-39 completions and 49-46 commitments (including a decision to grant subject to S.106). meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 20. 20 additional dwellings are proposed for allocation through the Local Plan.</u></p>
MM59	90	Policy Ashill housing Allocation 1	<p>Amend the second sentence as follows:</p> <p><u>Development will be subject to compliance with adopted Local Plan Development Plan policies and the following criteria:</u></p> <p>Amend criterion 2:</p> <p><u>The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance.</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the Grade I listed Church of St. Nicholas, the Grade II Listed 'The Glebe', and the non-designated 19th Century School and attached master's house.</u></p> <p>Amend criterion 5:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>
MM60	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>
MM61	91	Supporting text Banham housing allocation 1: Paragraph	<p>Amend paragraph 3.200 as follows:</p> <p>Banham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 118-117 dwellings over the plan period to 2036. Of this 118-117 there are currently 16-17 completions and 60</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		3.200	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.
MM62	93	Policy Banham Housing Allocation 1	Amend first sentence as follows: Land amounting to 3.2ha <u>2ha</u> (sites LP(003)009 and (LP[003]012) is allocated for a residential development of at least 42 dwellings.
			Amend second sentence as follows: A minimum of 1 ha of open space including a children’s play facility will be provided on land to the south of Greyhound Lane (LP[003]003) <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>
			Amend the third sentence as follows: Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>
			Amend criterion 1: ...development to Greyhound Lane; <u>Subject to the 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>
			Amend criterion 5: Development proposals should seek to protect and enhance the setting of Banham

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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> <p>Amend criterion 8:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>
MM63	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>
MM64	95	Supporting text Bawdeswell: Paragraph	<p>Amend paragraph 3.211 as follows:</p> <p>Bawdeswell is identified as a Local Service Centre through the location strategy and it will see 10% growth through the plan period, providing an additional 36 <u>49</u> dwellings over the</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		3.211	plan period to 2036. Of these 36 <u>49</u> dwellings, there are currently 49 completions and commitments. meaning that the new allocation for the remainder of the Local Plan period to 2036 is 30. 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.
MM65	97	Policy Bawdeswell Housing Allocation 1	Amend the second sentence as follows: A local Area for Play (LAP) should be provided on the site along with related landscaping. <u>The provision of open space is required in accordance with Policy ENV 04.</u>
			Amend the third sentence as follows: Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>
			Insert a new criterion 4: <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>
MM66	97	Supporting Text Bawdeswell Housing Allocation 1: Paragraph 3.217	Delete final two sentences of paragraph 3.217: Furthermore, a pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.
			Insert wording as final paragraph of the supporting text:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM67	98	Supporting text Garboldisham: Paragraph 3.218	<p>Amend paragraph 3.218 as follows:</p> <p>Garboldisham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 43-50 dwellings over the plan period to 2036. Of these 42-50 there are currently 10 completions and 5 commitments., meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 35. <u>35</u> dwellings are proposed for allocation through the Local Plan.</p>
MM68	100	Policy Garboldisham Housing Allocation 1	<p>Amend the second sentence:</p> <p>A minimum of 1 Local Area for Play (LAP) will be provided within the site, alongside related landscaping and facilities.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04.</u></p> <hr/> <p>Amend the third sentence:</p> <p>Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u></p> <hr/> <p>Amend criterion 6:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</p> <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> <p>Insert new criterion 9:</p> <p><u>The scheme will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets.</u></p>
MM69	101	Supporting text Garboldisham Housing Allocation 1: Paragraph 3.226	<p>Amend supporting text:</p> <p>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.</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. However due to the acute issue with capacity identified in the Water Cycle Study, it is recommended a Utilities Statement is submitted to support the planning application.</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM70	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 19-36 completions and 165-159 commitments (including 75 with decision to grant subject to a Section 106 legal agreement), meaning that Great Ellingham has already exceeded the numbers required over the plan period and, as a result, it is not proposed to allocate further sites through this plan.
MM71	103	Map 3.7	Amend Map 3.7 Great Ellingham Settlement Boundary include all recently permitted development.
MM72	104	Supporting text Harling: Paragraph 3.223	Harling is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide an additional 242-250 dwellings over the plan period to 2036. Of these 250 242 , there are currently 97-126 completions and 60-39 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 85. <u>85 dwellings are proposed for allocation through the Local Plan.</u>
MM73	106	Policy Harling Housing Allocation 1	Amend the second sentence as follows: Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u> Amend criterion 1: 1. <u>The provision of safe access to the site from Kenninghall Road. Access should be provided through the existing development to the south of the site; A second access point will also be required from Mount Pleasant Drive;</u> Amend criterion 4:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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> <hr/> <p>Amend criterion 5:</p> <p>The development will provide a Locally Equipped Area for Play (LEAP) on site along with related landscaping and facilities. <u>The provision of open space is required in accordance with Policy ENV 04;</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Include the following new criteria:</p> <p><u>6. The development will need to address through an appropriate legal agreement the widening of Kenninghall Road and provision of a footway along the frontage of the site and west all the way to Mount Pleasant Drive;</u></p> <p><u>7. The development will need to extend of the 30 mph speed limit on Kenninghall Road to include entire site frontage;</u></p> <p><u>8. 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; and</u></p> <p><u>9. 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>
MM74	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 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>
MM75	107	Supporting text Hockering:	<p>Amend paragraph 3.240:</p> <p>Hockering is identified as a Local Service Centre through the locational strategy and it</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		Paragraph 3.240	will see 10% growth through the plan period 2036. The village will provide an additional 68-98 dwellings over the plan period to 2036. Of these 88-98 there are currently 6 completions and 57-67 commitments, meaning that the new allocation for the remainder of the Local Plan period to 2036 is 25. 25 additional dwellings are proposed for allocation through the Local Plan.
MM76	109	Policy Hockering Housing Allocation 1	Amend the second sentence: Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>
			Amend Criterion 5: 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; <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>
MM77	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 0.8-1.2 hectares of agricultural land of Grade 3 quality.
			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>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM78	110	Supporting text Kenninghall: Paragraph 3.247	<p>Amend paragraph 3.247:</p> <p>Kenninghall is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period 2036. The village will provide an additional 68-66 dwellings over the plan period to 2036. Of these 68-66, there are currently 25-27 completions and 7-4 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 36. Due to constraints regarding alternative sites, particularly around the historic environment, it is proposed that only 15 dwellings will be allocated through the Local Plan. <u>20 further dwellings will be delivered through Policy HOU 03.</u></p>
MM79	112	Policy Kenninghall Housing Allocation 1	<p>Amend the second sentence:</p> <p>Development will be subject to compliance with <u>adopted Local Plan Development Plan policies and the following criteria:</u></p> <p>Amend criterion 1:</p> <p>The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>The scheme's design will preserve or where possible enhance the setting of nearby <u>designated and non-designated heritage assets, with particular regard to the Conservation Area.</u></p> <p>Amend Criterion 5:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>
MM80	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>
MM81	113	Supporting text Litcham: Paragraph 3.255	<p>Amend paragraph 3.255 as follows:</p> <p>Litcham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 27<u>32</u> dwellings over the plan period to 2036. Of these 27<u>32</u>, there are currently 3<u>7</u> commitments and 2<u>3</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			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.
MM82	115	Supporting text Mattishall: Paragraph 3.259	Amend paragraph 3.259 as follows: Mattishall is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 141-149 dwellings over the plan period to 2036. Of these 141-149 , there are currently 21-26 completions and 55-111 commitments, with a further 23-12 with decision to 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.
MM83	116	Map 3.11	Amendment to ensure that the Mattishall settlement boundary reflects recently permitted development.
MM84	117	Narborough	Amend Paragraph 3.265 as follows: Narborough is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, <u>providing an additional 160 dwellings over the plan period to 2036. The village is located to the west of Breckland and is in close proximity to the market town of Swaffham. The housing distribution sets out that the village will provide an additional 147 dwellings over the plan period to 2036. Of these 160, there are currently 9-18 completions and 98-92 commitments, with a further 10 with decision to grant subject to section 106. The new allocation for Narborough is therefore 40 dwellings over the remainder of the Local Plan period to 2036. 40 additional dwellings are proposed for allocation through the Local Plan.</u>
MM85	119		Amend the second sentence as follows:

Reference	Page Number	Policy/ Paragraph	Change to be made
		Narborough Housing Allocation 1	<p>A minimum of 0.8 hectares of 1 Local Area for Play (LAP) will be provided.</p> <p><u>The provision of open space is required in accordance with Policy ENV 04.</u></p> <p>Amend the third sentence as follows:</p> <p>Development will be subject to compliance with adopted Local Plan <u>Development Plan</u> policies and the following criteria:</p> <p>Amend criterion 6:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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> <p>Add a new criterion:</p> <p><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></p> <p>Delete the final paragraph of the policy:</p> <p>The precise provision of open space shall be considered having regard to the proximity of the site to the village playing field. The Council will consider flexibility of the open space</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			provision where this would result in qualitative and quantitative benefits to the community.
MM86	121	Supporting text Narborough Housing Allocation 1: After paragraph 3.272	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>
MM87	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. The village is located between Dereham and Swaffham and has access from the A47. The housing distribution sets out that the village will provide, providing an additional 301-283 dwellings over the plan period to 2036. Of these 283, 74-80 are currently completed and a further 155-124 are committed. The new allocation for Necton is for 72 dwellings over the remainder of the Local Plan period to 2036. 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.
MM88	122	Map 3.13	Amend Map 3.13 to correct an error with the drawing of the boundary of site (LP[067]011).
MM89	123	Necton Housing	Amend the first sentence: ...residential development of at least 40-46 dwellings.

Reference	Page Number	Policy/ Paragraph	Change to be made
		Allocation 2	<p>Amend the second sentence as follows:</p> <p>Development will be subject to compliance with adopted Local Plan <u>Development Plan</u> policies and the following criteria:</p> <p>Amend Criterion 2:</p> <p>Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane <u>the North Pickenham Road</u> are provided;</p> <p>Amend Criterion 3 as follows:</p> <p>The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance.</p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets;</u></p> <p>Amend Criterion 7 as follows:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM90	123	Supporting text Necton Housing Allocation 2: Additional paragraph after 3.280	<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>
MM91	124	Policy Necton Housing Allocation 3	<p>Amend the second sentence:</p> <p>Development will be subject to compliance with adopted Local Plan Development Plan policies and the following criteria:</p> <p>Amend Criterion 3:</p> <p>The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance.</p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets.</u></p> <p>Amend Criterion 6:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM92	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>
MM93	125	Supporting text North Elmham: Paragraph 3.284	<p>Amend paragraph 3.284 as follows:</p> <p>North Elmham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village is located to the north of Breckland and is in close proximity to the market town of Dereham. The housing distribution sets out that the village will provide, providing an additional 91-95 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.</p> <p><u>North Elmham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village is located to the north of Breckland and is in close proximity to the market town of Dereham. The housing distribution sets out that the village will provide, providing an additional 91-95 dwellings over the plan period to 2036. Of these, 50-81 are currently either completed or committed. The new allocation for North Elmham is therefore 41 dwellings over the remainder of the Local Plan period to 2036. The appraisal of sites through the Local Plan has indicated that there are not enough suitable sites within the village to provide the full 41 dwellings allocation. The Local Plan is only able to allocate land for 27 dwellings. 41 additional dwellings are proposed to come forward through the plan period. Of these 41, 27 are proposed for allocation through the Local Plan and a further 14 dwellings are proposed to be delivered through Policy HOU 03.</u></p>
MM94	126	Map 3.14	Amend Map 3.14 to ensure the North Elmham settlement boundary includes the site allocations.

Reference	Page Number	Policy/ Paragraph	Change to be made
MM95	127	North Elmham Housing Allocation 1	<p>Amend the second sentence as follows:</p> <p>Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u></p> <p>Amend Criterion 4:</p> <p>Development proposals should respect the setting of designated heritage assets within the vicinity of the site</p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets. An archaeological assessment is required to support the application;</u></p> <p>Amend Criterion 8 as follows:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>
MM96	128	Supporting text North Elmham Housing Allocation 1:	<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</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		After paragraph 3.291	capacity is, or can be <u>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>
MM97	129	North Elmham Housing Allocation 2	<p>Amend the second sentence as follows:</p> <p>Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u></p> <hr/> <p>Delete criteria 2, 3 and 4 and replace with the following criterion:</p> <p>2. Retention of views through the site, respecting setting of the conservation area and wider landscape character;</p> <p>3. Development should respect the setting of adjacent listed buildings;</p> <p>4. An archaeological assessment is required to support the application.</p> <p><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></p> <hr/> <p>Amend Criterion 6 as follows:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM98	129	Supporting text North Elmham Housing Allocation 2: After paragraph 3.299	<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>
MM99	130	Supporting text Old Buckenham: After paragraph 3.295	<p>Amend paragraph 3.295 as follows:</p> <p>Old Buckenham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide providing an additional 69-73 dwellings over the plan period to 2036. Of these 69-73, there are currently 16-17 completions and 16-19 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 37. 37 additional dwellings are proposed over the plan period. <u>Of these 37, 20 are proposed for allocation through the Local Plan and a further 17 are proposed to be delivered through Policy HOU 03.</u></p>
MM100	132	Policy Old Buckenham Residential Allocation 1	<p>Amend the second sentence as follows:</p> <p>Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u></p> <p>Amend Criterion 1 to state:</p> <p>Appropriate <u>use of height, scale and</u> density to reflect and respect existing development.</p> <p>Amend Criterion 2 as follows:</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.</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> <p>Amend Criterion 5 as follows:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>
MM101	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>
MM102	133	Supporting text Shipdham :	<p>Amend paragraph 3.304 as follows:</p> <p>Shipdham is identified as a Local Service Centre through the locational strategy and it</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		Paragraph 3.304	will see 10% growth through the plan period, providing an additional 285-282 dwellings over the plan period to 2036. Of these 260-282 , there are currently 75-69 completions and 136-152 commitments., meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 80-78 additional dwellings are proposed for allocation through the Local Plan.
MM103	134	Map 3.16	Alteration to Map 3.16 to accurately reflect the site boundaries of those sites being allocated.
MM104	135	Shipdham Residential Allocation 1	Amend the first sentence as follows: ...is allocated for a residential development of at least <u>253</u> dwellings.
			Amend the second sentence as follows: Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u>
			Amend Criterion 5 as follows: A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; <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>
			Add new Criterion to the policy wording:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p data-bbox="781 272 2132 376"><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> <p data-bbox="781 416 1630 448">Insert wording as final paragraph of the supporting text:</p> <p data-bbox="781 488 2132 735"><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>
MM105	136	Shipdham Residential Allocation 2	<p data-bbox="781 778 1375 810">Amend the second sentence as follows:</p> <p data-bbox="781 850 2092 914">Development will be subject to compliance with <u>adopted Development Plan policies and the following criteria:</u></p> <p data-bbox="781 954 1218 986">Amend Criterion 5 as follows:</p> <p data-bbox="781 1026 2143 1169">A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</p> <p data-bbox="781 1209 2132 1313"><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 data-bbox="781 1353 1391 1385">Add new Criterion to the policy wording:</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM106	136	Supporting text Shipdham Residential Allocation 2 Following paragraph 3.314	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>
MM107	137	Supporting text Sporle: Paragraph 3.315	Amend paragraph 3.315 as follows: Sporle is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 67-72 dwellings over the plan period to 2036. There are currently 16-19 completions and 16-18 commitments. The proposed allocation for the remainder of the Local Plan Period to 2036 is 35. <u>35 additional dwellings are proposed for allocation through the Local Plan.</u>
MM108	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>
			Amend the third sentence as follows:

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Development will be subject to compliance with adopted Local<u>Development Plan</u> policies and the following criteria:</p> <p>Amend Criterion 5 as follows:</p> <p>The scheme design, whilst preserving and enhancing is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance.</p> <p><u>The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets. An archaeological assessment will be required to support the application.</u></p> <p>Amend Criterion 6 as follows:</p> <p>A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;</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>
MM109	139	Supporting text Sporle Residential Allocation 1: Paragraph after 3.322	<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,</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<u>or phasing of the development may be required. If acceptable permanent solutions are not possible, proposals will not be supported.</u>
MM110	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 180 <u>184</u> dwellings over the plan period to 2036. Of these 180 <u>184</u> , there are currently 80 <u>84</u> completions and 15 commitments., meaning that the new allocation for the remainder of the Local Plan period to 2036 is 85 <u>85 additional dwellings are proposed for allocation through the Local Plan*</u> .
MM111	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> Amend Criterion 5 as follows: Development should provide a minimum of a Locally Equipped Area for Play (LEAP) on site along with related landscaping and facilities. <u>The provision of open space is required in accordance with Policy ENV 04;</u> Amend Criterion 6 as follows: A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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> <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> <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>
MM112	142	Supporting text Swanton Morley Residential Allocation 1: Paragraph after 3.330	<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>
MM113	142	Supporting text TR 01: Paragraph after 4.10	<p>Add new paragraph after paragraph 4.10 to state:</p> <p><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></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM114	147	Policy TR 01	Amend criterion b to state: locating development so as to ensure wherever possible, new development is close to <u>access points such as bus stops accessible by sustainable modes</u> of transport and <u>makes that proposals include</u> provision for improved public transport.
			Delete final paragraph: Major development proposals should include an assessment of the impacts of new development on the existing transport network. Where potential transport impacts are identified, developers will be expected to produce Transport Assessments to assess the impacts and identify appropriate mitigation, together with Travel Plans where appropriate.
MM115	148	Policy TR 02	Amend bullet point 4 to state: Provide safe, suitable and convenient access for all users, including appropriate parking and servicing provision in terms of amount, design and layout (<u>Appendix 2 provides a starting point</u>) and;
			Amend bullet point 5 to state: avoid inappropriate traffic generation and <u>do not compromise</u> compromising 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

Reference	Page Number	Policy/ Paragraph	Change to be made
			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.
MM116	150	Supporting text Green Infrastructure: After paragraph 5.11	<p>Insert three further paragraphs between 5.11 and 5.12:</p> <p><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></p> <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</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<u>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>
MM117	150	Green Infrastructure supporting Map.	Insert Norfolk Green Infrastructure Map in document after Paragraph 5.11.
MM118	150	Policy ENV 01	Amend 1 st paragraph: 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.
			Amend 3 rd paragraph, second sentence: ...Where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure, applications will be expected to demonstrate how the green infrastructure network will be enhanced as a result of the development <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, in accordance with Policies ENV 04 and INF 02.</u> Developments that fail to exploit opportunities...
			Insert additional wording as final paragraphs to the policy: <u>Development proposals should also have regard to Council endorsed strategic green</u>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>infrastructure strategies and made neighbourhood plans when considering opportunities on site to provide connections and linkages with the wider network of green infrastructure.</u></p> <p><u>The absence of a detailed green infrastructure strategy for an area should not prevent the consideration of opportunities for linking strategic green areas at a higher level when preparing development proposals. As a starting point, green areas in the local vicinity of a site including designated areas of open space (in line with policy ENV 04), local green space designations, Public Rights of Way and areas protected by environmental designations should be identified to explore possible opportunities for improving connectivity between sites, where appropriate, and in the context of balancing other planning considerations for the site.</u></p>
MM119	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:</p> <p>Sites, habitats and species of European, National and Local Nature Conservation Importance</p> <p><u>Biodiversity protection and enhancement</u></p> <hr/> <p>Amend text in second to last sentence of paragraph 5.13</p> <p>...Regard should also be had to The Conservation of Habitats and Species Regulations 2017 2010, as amended, and the Wildlife and Countryside Act 1981, as amended....</p> <hr/> <p>Amend text in paragraph 5.18</p> <p>5.18 When preparing applications applicants should consider the potential effects of the application on biodiversity demonstrating that potential effects have been avoided, and where this is not possible, adequately mitigated for. Biodiversity net gains and contribution to ecological networks should be sought for all development, and this should be</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>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. The Habitats Regulations Assessment (HRA) refers to the whole process of assessment, including - where one is required - the appropriate assessment stage.</u></p>
MM120	152	Policy ENV 02	<p>Amend policy:</p> <p><u>Policy ENV 02 Biodiversity protection and enhancement Sites of International, European, National & Local Nature Conservation Importance</u></p> <p>The highest level of protection will be given to European Sites, with development only permitted where it can be demonstrated that 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):</p> <p><u>Where measures to mitigate for potential adverse effects on European sites are required, identified, the proposed mitigation measures must be justified as fit for purpose with appropriate evidence, to inform the Council’s Habitats Regulations Assessment.</u></p> <p>If it cannot be ascertained that no adverse effect on European site integrity will result, the proposed development will only be permitted where there is no alternative solution and there are imperative reasons of overriding public interest.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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> <ol style="list-style-type: none"> a. it can be clearly demonstrated that there are reasons for the proposal that outweigh the need to safeguard the special ecological / geological interest of the site, and; b. it has been demonstrated, where development would result in significant harm, that it cannot be reasonably located on an alternative site that would result in less or no harm, and; c. residual harm, after all measures to prevent and adequately mitigate <u>have been applied</u>, will be adequately compensated for. <p>Where the Council considers that a designated site, protected species, or any species or habitat, <u>particularly where listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006)</u>, of principal importance for conservation may be <u>adversely</u> affected by a development proposal, an <u>ecological assessment</u> environmental impact assessment (EcIA) will be required to be submitted with the planning application to assess effects on European sites and effects on flora and fauna, <u>commensurate with the scale of the impact and the importance of the species</u>. Whilst the EIA and Habitats Regulations Assessment (HRA) are separate and distinct elements, the EIA information is likely to inform the Council's HRA where an appropriate assessment is required.</p> <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>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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).</p> <p>Where development is permitted, the authority will consider the need for conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation and / or geological interest. Where development is likely to have an impact upon a species that is not protected by other legislation, and in particular where a habitat or species is listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), there will be an expectation that the development proposal will be accompanied by an impact study commensurate with the scale of the impact and the importance of the species. Wherever a proposed development may have a detrimental impact upon a designated site or protected species, appropriate conditions and/or planning obligations will be used to ensure that the appropriate mitigation measures incorporated within the proposal are utilised, fully implemented, and monitored where required.</p> <p>Policy ENV03 outlines specific requirements that apply to <u>The Breckland Special Protection Area</u></p>
MM121	153	Supporting text Policy ENV 03: Title and paragraph 5.19 to 5.26	<p>Amend supporting text:</p> <p>The Brecks <u>Breckland Special Protection Area</u></p> <p>Covering 39,141ha 39,434ha of heathland, forest and arable farmland, The Brecks is of International and European value to birdlife. Designated in 2006 as a Special Protection Area (SPA) under the European Council's Directive on the Conservation of Wild Birds, The Brecks habitat is important for a range of ground-nesting birds including the Stone Curlew, Woodlark and Nightjar. 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</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>four Special Areas of Conservation (SACs), numerous SSSI and National Nature Reserves (NNR), where the latter (NNRs and SSSIs) make up 40% of the total area.</p> <p>Evidence used to support the adoption of the Core Strategy in 2009 included research to inform the Habitats Regulations Assessment (HRA) of the Core Strategy which examined the effects of housing and roads on the distribution of the Stone Curlew in The Brecks. The adopted mitigation policy required that any new development which may impact on the SPA must be subject to Appropriate Assessment. <u>The measures are defined by buffers (Map 5.1).</u> New development <u>will is-not normally be permitted within 1,500m of the edge of the SPA (primary buffer represented by red cross hatching) unless it can be demonstrated by an Appropriate Assessment that the development would not adversely affect the integrity of the SPA.</u> 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 the secondary buffer, 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. Any development causing an effect on the integrity of the European site and requiring compensation must have applied an IROPI test for derogation from the Habitat Regulations and that any appropriate additional safeguards are in place.</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</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>roads on Stone Curlews in The Brecks. Including new analysis and using additional survey data, this study report focused on the effects of buildings <u>and roads</u> on the distribution of breeding Stone Curlew in The Brecks. The report provides strong support for the continuation of a 1500m zone around the areas capable of supporting Stone Curlews. Within this zone additional development <u>could is likely to</u> have a significant effect on the SPA <u>and in such instances an Appropriate Assessment will be required.</u></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. <u>Research has highlighted the negative associations Stone Curlews show with main arterial roads.</u></p> <p>A draft protocol entitled 'Agricultural Buildings and the Breckland Special Protection Area stone curlew constraint zone' was produced by Natural England (2013) with input from stakeholders. Natural England suggested that Breckland Council may wish to 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.</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</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>functionally linked land, is identified by orange cells. Here a likely significant effect is presumed until project level Habitats Regulations Assessment provides additional information.</u></p> <p><u>Urban effects and recreational pressure</u></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.</u></p> <p><u>Partnership working with the Forestry Commission, Natural England, RSPB, Norfolk Wildlife Trust, neighbouring Local Planning Authorities and relevant Parish Councils 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</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>that needs to be put in place and any mitigation required to address identified impacts of development. Once a planning application is made, the Council will use the Monitoring and Mitigation Framework and its outputs to aid consideration of development proposals, and for HRA screening.</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 been saved <u>not been superseded</u> through this Local Plan. Further measures have been incorporated within a number of site allocation policies within the plan to ensure that mitigation is provided to reduce the impact of recreational pressure on designated sites.</p>
MM122	155	Policy ENV 03	<p>Amend wording in Policy ENV 03:</p> <p>Policy ENV03 The Brecks Protected Habitats & Species</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>Stone Curlew</p> <p>Plan level Habitats Regulations Assessment has been undertaken to identify where built development is likely to significantly affect the Breckland SPA. Map 5.1 identifies a 1,500m buffer zone from the edge of those parts of the SPA that support, or are capable of supporting, Stone Curlew, where new built development would be likely to significantly</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>affect the SPA population.</p> <p>The plan level Habitats Regulations Assessment also identifies areas that have a functional link to the SPA, because they support Stone Curlew outside, but in close proximity to the SPA boundary.</p> <p>These areas also have a 1500m buffer zone, within which new built development would be likely to significantly affect the SPA population.</p> <p><u>A conclusion of no likely significant effect may 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"> • More than 1500m away from potential stone curlew nesting sites-habitat (such as arable land) inside the SPA (these are those parts of the SPA that are also designated as Breckland Farmland SSSI);

Reference	Page Number	Policy/ Paragraph	Change to be made
			<ul style="list-style-type: none"> • A new building that will be completely masked on all sides from the SPA by existing built development; • A proposed re-development of an existing building that would not alter its footprint or increase its potential impact; • A new agricultural building of less than 120 sqm; • An extension to existing agricultural buildings of less than 120 sqm or 100% of the original, whichever is less. <p><u>Large developments adjacent to, or just outside the primary or secondary buffer, particularly where occurring in an isolated area with few other buildings, are likely to also require project level assessment.</u></p> <p>Woodlark and Nightjar</p> <p>Development within 400m of the SPA that support, or are capable of supporting Woodlark and/or Nightjar will not normally be permitted. The Council will consider the need for a Habitats Regulations Assessment to determine the implications of development on Nightjar and Woodlark on a case by case basis, depending on the location and nature of the proposal.</p> <p>Recreation pressure and urban effects</p> <p>Plan level Habitats Regulations Assessment has identified the potential for increased disturbance to Nightjar, Woodlark and Stone Curlew as a result of recreation and the potential for other urban effects such as increased fire, litter and eutrophication to significantly affect Breckland SPA and SAC.</p> <p>The Council will work with partners to develop a framework of measures that manage and monitor access. Proposals for development in Thetford, Swaffham and Mundford will be required to demonstrate the inclusion of mitigation measures that contribute to the framework to address the potential impact of increased recreational pressure on Breckland</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>SPA. This should comprise:</p> <ul style="list-style-type: none"> • new on-site recreational areas in accordance with other policy requirements in this plan, and/or; • other measures that contribute to managing recreation pressure, such as educational/information materials, staff resources, managing car parking and projects targeting dog walking. <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"> • new on-site recreational areas in accordance with other policy requirements in this plan, and/or; • other measures that contribute to managing recreation pressure, such as educational/information materials, staff resources, managing car parking and projects targeting dog walking or; where the development will not provide on-site recreational space; • promotional materials for new residents to advertise existing local suitable alternative natural green space for recreation. 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

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>the framework to address the potential urban effects on Breckland SPA.</p> <p><u>Monitoring and Mitigation Framework</u></p> <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"> <u>• Creation of an advisory group;</u> <u>• Production of a monitoring programme;</u> <u>• Identification of mitigation measures; and</u> <u>• Defining funding to support the above measures.</u> <p><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>
MM123	157	Map 5.1	Amend Map 5.1 SPA Primary and Secondary Buffers to add 1km grid cells (orange cell areas).
MM124	158	Supporting text Open Space, Sport and Recreation: Paragraph	<p>Amend supporting text (paragraphs 5.30 – 5.34):</p> <p>5.30 The study shows that when assessing overall playing space in the District at a Fields in Trust (FIT) standard guidance of 2.56 ha per 1000 population, 70% of the parishes in the District do not meet the FIT standard guidance. The five market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the largest deficiencies in</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
		5.30 to 5.34	<p>total playing space provision for their populations compared to the FIT standard <u>guidance</u>, with Thetford having the largest deficiency of any parish in the District.</p> <p>5.31 Furthermore, 70% of the parishes in the District do not meet the FIT standard <u>guidance</u> for children’s play area provision. The 5 market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the highest proportion of children in addition to the highest deficiency of provision in children’s play compared with the FIT <u>guidance 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 standard <u>guidance</u>.</p> <p>5.32 Only 30% of the parishes in Breckland meet the FIT outdoor sports standard <u>guidance</u>. The five market towns have an average or above quality score, despite having a deficiency in the amount of space. Whereas the majority of the rural parishes have an average or below sports quality score, despite having 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> <p>5.33 The Accessible Natural Green Space Standard (ANGST) requires that sites of at least 2ha in size, of accessible green space, are available per 1000 people based on no one living more than 300m from the nearest area of natural green space. It also recommends that no one should live 2km from at least one accessible site of at least 20ha; 5 km from at least one accessible site of at least 200ha; and 10km from at least one accessible site of 500ha.</p> <p>5.34 In conclusion, the Breckland Open Space, Sport and Recreation study recommended that:</p> <ul style="list-style-type: none"> • The local standards <u>standard found acceptable in the open space assessment of 2.56 ha of open space (0.8 ha for children's play and 1.76 ha for outdoor sport) per 1000</u>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>population should be used as a local standard for open space provision;</p> <ul style="list-style-type: none"> • There should be a greater focus on provision of new facilities to address quantitative deficits, which will be delivered through new housing development; • The Local Plan should allocate additional areas of open space; <p>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</p> <ul style="list-style-type: none"> • 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.
MM125	160	Policy ENV 04 Open Space, Sport & Recreation	<p>Amend policy wording:</p> <p>Policy ENV04 Open Space, Sport and Recreation</p> <p><u>Open space designations as identified through the 2015 Open Space Assessment are shown on the Policies Maps.</u></p> <p>Existing Provision</p> <p>Development that would result in the loss of existing designated open space will only be permitted if:</p> <p>(a) it can be demonstrated (through a local assessment) that there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period; or recreational facilities within the open space will be enhanced by the proposed development</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>on an appropriate portion of the open space; or</p> <p>(b) 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>(c) 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>New Provision</p> <p>All new residential development <u>of 11 or more dwellings will be</u> is-expected to provide a contribution towards outdoor playing space equivalent to 2.56 hectares per 1,000 population*, which equates to 25.6m² of outdoor playing space per person. As set out in the Open Space Assessment (2015), this 25.6m² is broken down to 17.6m² of outdoor sport area and 8m² of children's play space.</p> <p>There is a presumption that for developments comprising of 25 dwellings or more that open space, sport and recreation facilities <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> in accordance with relevant standards.</p> <p>Within a residential development of 25 or more dwellings priority should be given to the provision of children's play areas since the facility is most likely to be required within an easy reach of dwellings and will be required to conform to the 0.8ha per 1000 people standard in provision of children's play area. in accordance with the NPFA standard.</p> <ul style="list-style-type: none"> ☐ On sites of 25 dwellings and above – Minimum of 1 Local Area for Play (LAP) ☐ On sites of 50 dwellings and above – Minimum of 2 LAPs (or equivalent provision if provided as 1 large LAP) ☐ On sites of 80 dwellings and above – Minimum of 1 Local Equipped Area for Play

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>(LEAP)</p> <ul style="list-style-type: none"> <input type="checkbox"/> On sites of 200 dwellings and above – Minimum of 2 LEAPs and an Outdoor Sport Area <input type="checkbox"/> On sites of 400 dwellings and above – Minimum of 1 Neighbourhood Equipped Area for Play (NEAP) and an Outdoor Sport Area <p>It is recognised that there may be cases where the direct provision of open space outdoor playing space on-site is not the preferred option. It may be that open space outdoor playing space does not represent an efficient use of land in the context of the site location or that there is a deliverable opportunity to secure a more meaningful area of open space outdoor playing space that better serves the whole community in close proximity to the application site. Contributions in lieu of on-site provision <u>for sites of 25 or more dwellings</u> will be the exception and will for sites of 25 or more dwellings will need to be supported by robust evidence from the applicant that on-site provision is not preferable appropriate and/or viable. <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. The contribution will be required to name a specific scheme <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>Major development sites comprising more than 10 dwellings but less than 25 dwellings will be expected to make proportionate off site contributions towards open space, sports and recreational facilities.</p> <p>In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility. The 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</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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.</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 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><u>Local Green Space</u></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>

Reference	Page Number	Policy/ Paragraph	Change to be made										
MM126	162	Supporting text to Policy ENV04.	<p>Insert the following paragraph in the supporting text before table 5.1 occupancy rates:</p> <p><u>Forms of outdoor sports provision and ancillary facilities can include, but are not limited to: multi-use games areas, sports playing pitches, bowling greens, tennis courts, parking and sports pavilion/changing rooms. Having regard to the availability and quantum of land sought, proposals to improve the provision of sports facilities on-site will be considered favourably. Outdoor sports areas will be expected to provide equipped facilities.</u></p> <p><u>Open space can perform both important recreational activity space and important environmental functions, such as moderating surface water run-off, air pollution and wind speeds, as well as providing wildlife habitats to aid biodiversity. The Council will consider the multi-functionality of open space to provide both outdoor playing space and other functions (including use as SuDS) within individual developments. Regard will be had to the primary purpose of the space and the level of usage of the site as outdoor playing space. It will be expected that they will be provided as outdoor playing space for the large majority of the time.</u></p> <p>Table 5.1 Occupancy rates</p> <table border="1" data-bbox="797 1054 1962 1275"> <tbody> <tr> <td>1 bedroom</td> <td>1.5 persons</td> </tr> <tr> <td>2 bedrooms</td> <td>2.0 persons</td> </tr> <tr> <td>3 bedrooms</td> <td>2.5 persons</td> </tr> <tr> <td>4 bedrooms</td> <td>3.0 persons</td> </tr> <tr> <td>5 bedrooms or more</td> <td>3.5 persons</td> </tr> </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 specialised types of housing</p>	1 bedroom	1.5 persons	2 bedrooms	2.0 persons	3 bedrooms	2.5 persons	4 bedrooms	3.0 persons	5 bedrooms or more	3.5 persons
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												

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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>

Reference	Page Number	Policy/ Paragraph	Change to be made													
MM127	161	Table 5.2	<table border="1"> <tr> <td data-bbox="799 304 1379 472">Developments where the Council will seek to apply the play and outdoor sports space standard.</td> <td data-bbox="1379 304 1960 472">Development that is likely to be considered exceptions to the play and outdoor playing space standards</td> </tr> <tr> <td data-bbox="799 472 1379 587">All new <u>residential dwellings development leading to a net addition of 11 or more dwellings</u></td> <td data-bbox="1379 472 1960 587">Replacement dwellings (on a one for one basis) i.e. no new additional units</td> </tr> <tr> <td data-bbox="799 587 1379 743">Dwelling gains resulting from new development</td> <td data-bbox="1379 587 1960 743">Extensions and annexes within the curtilage of a main property for dependent relatives</td> </tr> <tr> <td data-bbox="799 743 1379 986">Conversion or part conversions creating additional independent residential units with separate facilities (<u>11 or more</u>)</td> <td data-bbox="1379 743 1960 986">Sheltered housing schemes, nursing homes, controlled hostel accommodation (<u>However, other forms of open space may be considered appropriate</u>)</td> </tr> <tr> <td data-bbox="799 986 1379 1137">Bedsit accommodation with shared facilities <u>resulting in 11 or more household spaces</u></td> <td data-bbox="1379 986 1960 1137">Temporary permission for mobile homes</td> </tr> <tr> <td data-bbox="799 1137 1379 1230"><u>Permanent permission for 11 or more mobile homes</u></td> <td data-bbox="1379 1137 1960 1230"></td> </tr> </table>		Developments where the Council will seek to apply the play and outdoor sports space standard.	Development that is likely to be considered exceptions to the play and outdoor playing space standards	All new <u>residential dwellings development leading to a net addition of 11 or more dwellings</u>	Replacement dwellings (on a one for one basis) i.e. no new additional units	Dwelling gains resulting from new development	Extensions and annexes within the curtilage of a main property for dependent relatives	Conversion or part conversions creating additional independent residential units with separate facilities (<u>11 or more</u>)	Sheltered housing schemes, nursing homes, controlled hostel accommodation (<u>However, other forms of open space may be considered appropriate</u>)	Bedsit accommodation with shared facilities <u>resulting in 11 or more household spaces</u>	Temporary permission for mobile homes	<u>Permanent permission for 11 or more mobile homes</u>	
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Reference	Page Number	Policy/ Paragraph	Change to be made
MM128	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 updated in recognition of any Local Green Spaces designated in made neighbourhood plans.</u></p>
MM129	165	Policy ENV 05	<p>Amend policy wording:</p> <p>Policy ENV 05 Protection and Enhancement of the Landscape</p> <p>The landscape of the District will be protected for the sake of <u>is 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. 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. Development should also be designed to be sympathetic to landscape character and informed by the LCA.</p> <p>High protection will be given to The Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within The Brecks Landscape Character Areas will not be permitted where these would result in harm to key visual features of the landscape type, other valued components of the landscape, or where proposals would result in an <u>unacceptable</u> change in the landscape character.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			High protection will also be given to the river valleys and chalk rivers in Breckland as identified in the Landscape Character Assessment, recognising their defining natural features, rich biodiversity and the undeveloped character of their shallow valleys.
MM130	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>a) the removal of a tree or hedgerow will enhance the survival or growth of other protected trees or hedgerows, or; b) it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of any tree or hedgerow</p> <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>
MM131	168	Supporting text Designated heritage assets	<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>

Reference	Page Number	Policy/ Paragraph	Change to be made
		Paragraph 5.60	
MM132	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>), such as including nationally protected-listed buildings and their settings, scheduled monuments, archaeological sites, registered parks and gardens, and conservation areas and their settings, will be conserved, <u>or wherever possible and enhanced. Great weight shall be given to their conservation.</u> and given the highest level of protection. Proposals that may would 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 will be expected to should conserve and or, wherever possible, enhance the <u>architectural and historic</u> character, appearance and setting of <u>the asset</u> Conservation Areas, Scheduled Monuments, Historic Parks and Gardens and other designated areas of historic interest.</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; this includes internal features, floor plans and spaces or any object or structure including within the curtilage of a listed building that predates 1st July 1948. The conversion of <u>listed</u> buildings of particular architectural or historic interest for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention and ongoing conservation of the building.</p> <p>Proposals will be considered having regard to national policy and relevant guidance.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Where it is considered appropriate in cases where development coincides with the location of a known or suspected archaeological interest, an archaeological field evaluation will be required. Where appropriate, archaeological remains can be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains <i>in situ</i> satisfactory excavation and recording of remains will be required before development is begun.</p>
MM133	169	Policy ENV08	<p>Revise the wording of the policy as follows:</p> <p>Development will <u>should</u> be expected to conserve, or and 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, <u>proportionate in line with to</u> the significance of the asset. The assessment must provide sufficient information for any impact to be <u>fully assessed</u>. <u>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 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</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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>
MM134	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>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</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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>
MM135	171	Supporting text Renewable Energy: Paragraph 5.72 to 5.83	<p>Amend supporting text:</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><u>Solar Photovoltaic Farm Planning Considerations</u></p> <p>5.75 As a rural District, Breckland is particularly suited to solar farms. The Government's solar Photovoltaic (PV) strategy was published in 2014. The aim is to create more financial certainty and investor confidence in order to realise the long term potential for solar PV in the UK at a large and small scale. There is no cap on capacity. It is the Government's ambition to see "<i>more ambitious deployment, perhaps approaching 20 Gigawatts (GW) early in the next decade</i>". The past four years has seen a growth in the delivery of such facilities and their associated energy production capacity, but as at June 2013, the capacity of PV was 2.4 GW, forecast to reach 10 GW by 2020.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>5.77 <u>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>5.78 <u>The Council will consider favourably opportunities for biodiversity enhancements around arrays, the potential for complete restoration of the land and appropriate mitigation such as landscape buffers (trees and hedgerows) where compatible in the context of the Council's Landscape Character Assessment and Settlement Fringe Study.</u></p> <p>Solar Farm Planning Considerations / Assessment Criteria</p> <p>5.78 The effective use of land by focusing large scale solar farms on previously developed and non agricultural land, will be encouraged provided that it is not of high environmental value.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p data-bbox="786 272 1944 336">5.79 Particular factors that the Council will need to consider where a proposal involves greenfield land include:</p> <ul data-bbox="786 376 2107 520" style="list-style-type: none"> • the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and • that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. <p data-bbox="786 555 2101 659">5.80 The Government's NPPG makes specific reference to a Ministerial speech in April 2013 encouraging development on brownfield land, low grade agricultural land and on buildings; and to a Written Statement to Parliament in March 2015. The guidance notes:</p> <ul data-bbox="786 699 2136 1305" style="list-style-type: none"> • That solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use; • The proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety; • The need for, and impact of, security measures such as lights and fencing; • Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset; • The potential to mitigate landscape and visual impacts through, for example, screening with native hedges; and • The energy generating potential, which can vary for a number of reasons including latitude and aspect. <p data-bbox="786 1345 2107 1374">5.81 The guidance also advises that the approach to assessing the cumulative landscape</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines. However, in the case of ground mounted solar panels, it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero.</p> <p>Government Aims on Solar Energy</p> <p>5.82 The Written Statement to Parliament in March 2015 sets out the Government's aims on solar energy development and highlights concerns about the unjustified use of high quality agricultural land making it clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.</p> <p>Anaerobic Digestion <u>Planning Considerations</u> /Assessment Criteria</p> <p><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 (http://www.biogas-info.co.uk/) – a gateway to information on anaerobic digestion, biogas and digestate. Reference should also be made to 'The Anaerobic digestion strategy and action plan', published by government on 14 June 2011 and an update on progress on detailed actions published in July 2012. Anaerobic Digestion proposals are regarded as waste treatment facilities, where feedstock is classified as waste under relevant legislation and so relevant related national and county best practice guidance and policies will apply.</p> <p><u>5.80</u> Anaerobic Digestion proposals raise a number of planning issues including visual and landscape impacts arising from industrial scale plant / buildings; location concerns (in sustainability terms relative to the source of biomass and where relevant combined heat</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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><u>Wind energy development</u></p> <p><u>5.81 In recent years, new wind energy development in Norfolk has been driven by the favourable conditions offshore, and the potential for larger turbines producing higher amounts of energy. Within Breckland, a substation has been constructed near Necton, to enable the energy generated from offshore wind farms to connect to the National Grid.</u></p> <p><u>5.82 In consideration of onshore wind turbines, the written ministerial statement made on 18 June 2015 specifies that when considering applications for wind energy development, local planning authorities should (subject to the transitional arrangement) only grant planning permission if:</u></p> <ul style="list-style-type: none"> • <u>the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</u> • <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u> <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>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>All Renewable Energy Environmental Concerns</p> <p>5.83 5.85 In relation to all renewable or low carbon energy development the Government's NPPG also states that: the need for renewable or low carbon energy does not automatically override environmental protections; cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases; local topography is an important factor in assessing whether wind turbines and large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas; also, that great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.</p>
MM136	173	Policy ENV 10 Renewable Energy Development	<p>Amend policy wording:</p> <p>Policy ENV 10 Renewable Energy Development</p> <p><u>The Council supports proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable. Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the volume and usability of energy generated outweigh any adverse impacts. Proposals will be considered having regard to the extent to which there are:</u></p> <p>1. adverse impacts on the local landscape, townscape or designated and un<u>non-designated heritage assets assessed in line with Policies ENV 05, ENV 07 and ENV 08 in the plan</u>, particularly listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>2. adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, flicker, glare or any other associated detrimental emissions, during construction, operation and decommissioning; and</p> <p>3. <u>an irreversible loss of the highest quality agricultural land;</u></p> <p>4. <u>cumulative impacts of renewable energy development on an area; and</u></p> <p>3-5. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, <u>assessed in line with Policies ENV 02 and ENV 03 in the plan.</u></p> <p><u>Proposals will be permitted where the impact is, or can be made, acceptable. Applications will be expected to demonstrate that any adverse impacts can be mitigated. Permission will be granted where there are no significant adverse impacts and effects or where any identified adverse effects and impacts are demonstrably outweighed by the benefits. Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the volume amount and usability of energy generated outweigh any adverse impacts.</u> When attributing weight to any harm, in addition to other relevant policies in the Local Plan, regard will be given to national policy and guidance, statutory duty and legislation which seeks protection and enhancement of the landscape; designated and non-statutory heritage assets.</p> <p>Where appropriate the authority will consider the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary the restoration of land, on the cessation of use.</p> <p><u>Solar Energy Development</u></p> <p>The effective use of land by focusing large scale solar farms on previously developed</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>and non agricultural land, will be encouraged provided that it is not of high environmental value.</u></p> <p><u>Particular factors that the Council will need to consider where a proposal involves greenfield land include:</u></p> <ul style="list-style-type: none"> • <u>the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land, where possible; and</u> • <u>that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.</u> <p><u>Wind Energy Development</u></p> <p><u>Proposals for wind energy development will only be permitted if:</u></p> <ul style="list-style-type: none"> • <u>the development site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and</u> • <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u>
MM137	176	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>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Attleborough – at least 10Ha</p> <p>Dereham - at least 3Ha (consisting of the specific allocations identified in the Sites Specific Policies and Proposals DPD – Policies Policy D5- which has been identified as a saved policy for this is <u>not being superseded by the Local Plan</u>)</p> <p>Swaffham – at least 9Ha (consisting of the specific allocations identified in the Sites Specific Policies and Proposals DPD – Policies SW2 and SW3 - which have been identified as a saved policies for this is <u>not being superseded by the Local Plan</u>)</p> <p>Thetford – at least 22Ha (consisting of the specific allocations identified in the <u>Thetford AAP - Policy TH30</u> - which has been identified as a saved policy for this is <u>not being superseded by the Local Plan</u>)</p> <p>Snetterton – at least 20Ha</p>
MM138	176	Supporting text to Policy EC 01	<p>Amend paragraph 6.14 as follows:</p> <p>Policy EC 01 sets out the amount of employment land to be allocated within the Local Plan. It proposed that for the period 2011 - 2036, 67 hectares of employment land would be allocated to allow for a range and choice of employment sites to meet economic need and demand. The distribution of the new employment allocations proposed is will be as follows:</p> <p>Attleborough - at least 10 hectares, <u>as allocated in this Plan.</u></p> <p>Dereham - at least 3 hectares (consisting of the specific allocation identified in the Site Specific Policies and Proposals DPD - Policies D4 and D5 <u>Policy D5 which is not being superseded by the Local Plan</u> have been identified as saved policies for the Local Plan)</p> <p>Swaffham - at least 9 hectares (consisting of the specific allocations identified in the Site Specific Policies and Proposals DPD - Policies SW2 and SW3 - <u>which are not being</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>superseded by the Local Plan have been identified as saved policies for the Local Plan)</p> <p>Thetford - at least 22 hectares (consisting of the specific allocations identified in the Thetford AAP - Policy TH30 - which is not being superseded by the Local Plan has been identified as saved policies a not superseded policy for the Local Plan</p> <p>Snetterton - at least 20 hectares, <u>as allocated in this Plan.</u></p>
MM139	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.
MM140	179	Policy Attleborough Employment Allocation 1	<p>Amend first sentence of the policy:</p> <p>Land amounting to <u>at least 10 hectares...</u></p> <p>Insert a new criterion:</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>
MM141	180	Supporting text to Attleborough Employment Allocation 1	<p>Insert a further paragraph to the supporting text after paragraph 6.18:</p> <p><u>6.19 The Grade II White Lodge Inn sits immediately to the east of this site. It is a low rise building which sits in open land. A further collection of Grade II listed buildings are located further to the east of the site, Potmere Farmhouse and associated barns. Consideration should be given to the wider setting of these heritage assets in forming development proposals as well as the potential for archaeological interest on the site</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM142	183	EC 02	Remove first sentence of the policy: All proposals at Snetterton Heath will be determined subject to criteria a) to e) of Policy EC 03 General Employment Areas.
MM143	184 to 194	Saved Employment Allocations	Delete entire section (Paragraphs 6.32 to 6.59)
MM144	195	Supporting Text EC 03: Paragraph 6.67	Amend paragraph 6.67 as follows to create two paragraphs 6.67 and 6.68: 6.67 The policy incorporates proposals for mixed use developments to address an issue raised in the Employment Growth Study, suggesting the need for a flexible approach to bring forward employment sites by allowing the development of other higher value non-B uses on part of allocated sites, in order to unlock the site's potential and fund any associated infrastructure works. <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> <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> 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

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>Insert new paragraphs after paragraph 6.68:</p> <p><u>6.69 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>6.70 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 were 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>
MM145	195	Policy EC 03	<p>Amend policy EC 03 as follows:</p> <p>Policy EC03 General Employment Areas</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>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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"> 1. It is not a town centre use¹, unless the location is sequentially preferable and need has been demonstrated; 2. It will not undermine the function of the wider employment area; 3. The scale, bulk and appearance of the development is compatible with the character of its surroundings; 4. There is no significant detrimental health impacts, (assessed through a health impact assessment where appropriate), on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light; and 5. The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network. <p>Proposals for mixed-use development in identified employment areas will be supported provided that they:</p> <ul style="list-style-type: none"> • incorporate a significant employment element (B1, B2 and B8 uses); • Are compatible with existing employment uses; • support the improvement of an employment area that is in need of upgrading; <u>and</u> • <u>are compatible and</u> Do not constrain the operations of adjoining businesses.; <u>and</u> • Are capable of reinstatement for business and industrial use. <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 economically viable, including evidence of appropriate marketing and future market demand.</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			¹ unless it is a proposal for mixed use development
MM146	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.</u></p> <p><u>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>

MM147	201	Supporting text EC 05: Paragraph 6.78 to Table 6.3	<p>Amend supporting text:</p> <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 it, 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> <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 <u>2018</u> Addendum reinforces this finding with levels of leakage from the market town catchment areas to outside of the District ranging from 65 <u>4.8</u>% 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>Delete Table 6.3.</p>
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Reference	Page Number	Policy/ Paragraph	Change to be made																														
MM148	201	Policy EC 05	<p>Replace figures in Policy table:</p> <table border="1"> <thead> <tr> <th>Town</th> <th>Hierarchy</th> <th>Convenience Requirement (net sq m)</th> <th>Comparison Requirement (net sq m)</th> <th>Food and beverage (gross sq m)</th> </tr> </thead> <tbody> <tr> <td>Thetford</td> <td>Key Centre</td> <td>862-1,509</td> <td>3669-2,986</td> <td>925-757</td> </tr> <tr> <td>Dereham</td> <td>Main centre</td> <td>1950-839</td> <td>5220-4,793</td> <td>849</td> </tr> <tr> <td>Attleborough</td> <td>Medium town centre</td> <td>1025-578</td> <td>1242-1,016</td> <td>820</td> </tr> <tr> <td>Swaffham</td> <td>Medium town centre</td> <td>0</td> <td>804-737</td> <td>220</td> </tr> <tr> <td>Watton</td> <td>Medium town centre</td> <td>491-514</td> <td>1172-1,048</td> <td>181</td> </tr> </tbody> </table> <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 floorspace A1-A5 use in Thetford and up to 1,900 sq m gross floorspace A1-A5 use in Attleborough in a local parade format, which has been informed by the Breckland Retail and Town Centre Study. Proposals should be...</u></p>	Town	Hierarchy	Convenience Requirement (net sq m)	Comparison Requirement (net sq m)	Food and beverage (gross sq m)	Thetford	Key Centre	862 - 1,509	3669 - 2,986	925 - 757	Dereham	Main centre	1950 - 839	5220 - 4,793	849	Attleborough	Medium town centre	1025 -578	1242 - 1,016	820	Swaffham	Medium town centre	0	804 - 737	220	Watton	Medium town centre	491 - 514	1172 - 1,048	181
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Reference	Page Number	Policy/ Paragraph	Change to be made
MM149	210	Policy EC 07	<p>Revise policy wording as follows:</p> <p>Policy EC07 Tourism Related Development</p> <p>The creation, enhancement and expansion of <u>existing</u> tourism attractions, and tourism infrastructure will be supported in accordance with the development strategy where this would enhance the existing tourism offer, <u>benefit the local economy; the environment and infrastructure can accommodate the visitor impact; and proposals would</u> be of a suitable scale and type for its <u>their</u> location.</p> <p>Development of an appropriate scale should be located where the environment and infrastructure can accommodate the visitor impact. Where a proposal is not readily accessible by public transport, then it will be supported where it relies on a specific geographical resource or contributions are made to improve accessibility.</p> <p><u>Proposals for new tourism related development 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>All <u>Development</u> proposals will be assessed against the extent to which they meet the following criteria:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Support the vitality and enhance the role of the market towns as tourist and leisure destinations through encouraging greater visitor numbers; <input type="checkbox"/> Bring regeneration benefits, particularly through the redevelopment of brownfield land; <input type="checkbox"/> Are accessible by sustainable modes of transport and / or are in close proximity to existing visitor attractions or where a proposal is not readily accessible by sustainable modes of transport, it can be demonstrated that the development

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p><u>relies on a specific geographical resource or contributions are made to improve accessibility;</u></p> <ul style="list-style-type: none"> • Offer the potential to improve access to rights of way, <u>and/or green infrastructure;</u> and <u>In the case of proposals in the countryside, demonstrate the need for a rural location for that development.</u> • Support agricultural diversification of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses. <p>Particular emphasis is placed on improving the quality of existing visitor accommodation/ attractions and the need to broaden the range of accommodation and attractions provided.</p> <p>Camping and caravan sites will be supported where there is an unmet need. Proposals should be small in scale to limit impact on landscape and amenity and utilise, or be well related to, existing rural buildings.</p>
MM150	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>
MM151	214	Policy COM 01	<p>Revise the text after criteria O to state the following:</p> <p><u>Development that does not fully address the values of the design principles of the criteria above or the design issues outlines above will not be acceptable/permitted.</u></p> <p>All development proposals should respond to current best practice and demonstrate that they are in general conformity with the design principles set out in established urban design guidance, any subsequently produced design guidance Supplementary Planning Document adopted by the Council or other design guidance endorsed by the Council</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>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>
MM152	218	Policy COM02	<p>Revise Policy COM02 as follows:</p> <p>All new development (excluding minor applications) will be expected to:</p> <ul style="list-style-type: none"> <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; <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 <input type="checkbox"/> reduce, where possible, disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions. <p><u>New development will be expected to take appropriate steps to avoid/mitigate potential negative effects on the health of the population and facilitate enhanced health and well-being through the provision of conditions supportive of good physical and mental health. Where possible, new development should also seek to reduce disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.</u></p> <p>Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air Quality Management Area, should be consistent with the local air quality action plan.</p> <p><u>Developers will be expected to demonstrate the above, through the following criteria: complete and submit the following with planning applications:</u></p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<ul style="list-style-type: none"> i. <u>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> ii. A Healthy Urban-Planning Checklist for developments of 5 dwellings/1,000m² of non-residential <u>development</u> or more. iii. An assessment of the likely impact of the development on air quality, for developments of 5 dwellings/1,000m² of non-residential development or more, in or impacting on areas identified as 'at risk' of exceeding air quality objectives. <p>All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built Sports and Recreational Facilities Study (2017).</p>
MM153	218	Supporting text Paragraph 7.18	<p>Amend the paragraph as follows:</p> <p>Major development will be subject to the most comprehensive screening which, in the case of particularly large complex development and those that have clear health implications, may take the form of a formal Health Impact Assessment (whether or not such an application also requires an EIA).</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>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM154	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 residential amenity <u>living conditions</u>. 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: amenity considerations:</p> <ol style="list-style-type: none"> 1. The provision of adequate areas of usable and secluded private amenity space for the occupiers of existing and proposed dwellings, in keeping with the character of the immediate surrounding area; <u>The protection of adequate areas of usable and secluded private amenity space for the occupiers of existing dwellings;</u> 2. <u>The provision of adequate areas of usable and secluded private amenity space for the occupiers of proposed dwellings, in keeping with the character of the immediate surrounding areas;</u> 3. Overlooking of windows of habitable rooms and private amenity space; 4. Overbearing impact/visual dominance; 5. Overshadowing of private amenity space; 6. Loss of daylight and/or sunlight to existing windows of habitable rooms; 7. Odour, noise, vibration or other forms of nuisance such as artificial light pollution, insects and vermin; and 8. Other forms of pollution (including contaminated land, dust, air pollution, for example the emission of particulates etc).
MM155	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 rural</u> communities. whilst protecting the intrinsic character and beauty of the countryside.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
MM156	221	Policy COM04	<p>Revise the policy as follows:</p> <p>Proposals for the provision and retention of community facilities will be supported.</p> <p>The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy and be of a suitable scale and type for its location and in locations in close proximity to the area that they will serve.</p> <p>Proposals, including change of use (outside permitted development rights), which result in the loss of local community buildings (most recently used for this purpose where the use has ceased), will not be permitted unless:</p> <ul style="list-style-type: none"> It can be demonstrated that there is no local need for the facility or that its continuing function is no longer viable following appropriate marketing; and or • An equivalent facility in terms of quality is provided to serve the same community in an accessible location. or; • An appropriate alternative community facility to meet local needs is not required or likely to be viable, as demonstrated by evidence submitted by the applicant. <p>Where new development increases the demand for community facilities, the Council may require a developer contribution to improve the qualitative and quantitative offer of the existing facilities.</p> <p><u>All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built Sports and Recreational Facilities Study (2017).</u></p>
MM157	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</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<p>telecommunications infrastructure provided that:</p> <ul style="list-style-type: none"> The installation and any associated apparatus is sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety, <u>the historic environment</u> and the character and appearance of the area where it would be sited;
MM158	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 more than 1,000 square metres (gross internal area), excluding rural exception sites, in order to properly service, manage and mitigate the impact of development, <u>subject to viability</u>, which...</u></p> <hr/> <p>Amend criterion 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> <hr/> <p>Amend criterion 7, delete criterion 8 and add new wording at the end of the policy:</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. Where appropriate, in order that the delivery is integrated with development phasing to ensure timely provision and commuted payments will secure necessary future maintenance; and</p> <p>9. The delivery of any other infrastructure requirements in a made Neighbourhood Plan.</p>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<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>
MM159	225	Implementation Strategy	<p>Remove paragraph 8.19:</p> <p>The IDP includes a summary table detailing the District wide infrastructure needs, including phasing, needed to support growth up until 2036. This is based on the following growth assumptions:</p> <ul style="list-style-type: none"> •District Wide— 2,431 allocated dwellings for Market Towns and LSCs excluding Thetford and Attleborough; •Attleborough— 2,650 allocated dwellings to be delivered in the plan period; and •Thetford— 3,250 allocated dwellings to be delivered in the plan period. <p>After paragraph 8.20, insert following text:</p> <p><u>The Council is committed to delivering growth in accordance with the policies and proposals in this Local Plan. The implementation of the policies in the Breckland Local Plan will be assessed through a monitoring framework set in the Authorities Monitoring Report (AMR). The AMR will contain monitoring indicators, which provide a trigger for the Council to act in accordance with this policy.</u></p> <p><u>If the AMR indicates that the overall level of growth and/or that the delivery of specific development allocations are not being achieved, the Council will take a proactive approach to overcome issues affecting implementation, through the use of the following measures, where appropriate:</u></p> <ol style="list-style-type: none"> 1. <u>Undertake an assessment of the relevant policy and implementation procedure to establish the issues affecting delivery; and/or,</u>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<ol style="list-style-type: none"> 2. <u>Review the delivery of site-specific allocations; and/or</u> 3. <u>Review the mechanisms for financial contributions to development, which may be impacting on development viability; and/or</u> 4. <u>Consider external funding opportunities accessible to either the developer or the Council such as grants or loans to aid delivery; and/or</u> 5. <u>Develop further working relationships with various partners across the public, private and voluntary sectors in order to look at ways to facilitate implementation; and/or,</u> 6. <u>Consider the preparation of Supplementary Planning Documents to provide clearer guidance as to how policies should be implemented and/or</u> 7. <u>Consider a partial or full review of the Plan, where considered necessary.</u> <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 November 2022, whichever is soonest.</u></p>
MM160	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"> • <u>Policy HOU 01 Development Requirements (minimum): To consider housing need and the subsequent strategy for meeting the identified need.</u> • <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> • <u>Policy HOU 10 Technical Design Standards for New Homes: To consider the accessibility of homes standards.</u> • <u>Policy EC 01 Economic Development: To consider the effect of the dualling of the A47 on the Plan’s economic strategy.</u>

Reference	Page Number	Policy/ Paragraph	Change to be made
			<u>The partial review of the Plan will be submitted for examination 3 years after the date of adoption of this Plan or by November 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>
MM161	227	Appendix 1 Housing Trajectory	Replace housing trajectory table in Appendix 1 with revised version (as shown in Appendix B of this schedule)
MM162	236	Appendix 3 Settlement Boundaries	Replace Map 5 to show correct Gressenhall Settlement Boundary.
MM163	238	Appendix 3 Settlement Boundaries	Replace Map 7 to show correct Hockham Settlement Boundary, redrawn around residential curtilages of properties in Kingshill.
MM164	244	Appendix 3 Settlement Boundaries	Replace Map 13 to show correct Saham Toney Settlement Boundary, including new built development to the west of Cley Lane.
MM165	248	Appendix 3 Settlement Boundaries	Replace Map 17 Yaxham & Clint Green Settlement Boundary to include recently permitted development.

Reference	Page Number	Policy/ Paragraph	Change to be made
MM166	249	Appendix 4	Delete table in Appendix 4 of the Plan and amend title to provide correct reference to the status of adopted policies. See Appendix C of this document to view the proposed replacement table.

MM167	250	New Appendix 5.	<p>Insert new Appendix 5:</p> <p><u>HOU 04 Methodology</u></p> <p><u>Criteria 2 of Policy HOU 04 sets out that for rural settlements with boundaries development 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. 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. 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 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</u></p>
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development within the district and is updated at each monitoring period, the data is accurate as of the 31/03/2018.

<u>Settlement</u>	<u>Number of Dwellings within the settlement boundary* (including planning permissions to 31/03/2018).</u>	<u>5% growth – Number of dwellings to be built over the plan period to 2036</u>
<u>Beeston</u>	<u>121</u>	<u>6</u>
<u>Beetley</u>	<u>406</u>	<u>20</u>
<u>Carbrooke</u>	<u>167</u>	<u>8</u>
<u>Caston</u>	<u>128</u>	<u>6</u>
<u>Eccles Road (Quidenham)</u>	<u>120</u>	<u>6</u>
<u>Gressenhall</u>	<u>403</u>	<u>20</u>
<u>Griston</u>	<u>301</u>	<u>15</u>
<u>Hockham</u>	<u>258</u>	<u>13</u>
<u>Lyng</u>	<u>325</u>	<u>16</u>
<u>Mundford</u>	<u>668</u>	<u>33</u>
<u>North Lopham</u>	<u>245</u>	<u>12</u>
<u>Rocklands</u>	<u>159</u>	<u>8</u>
<u>Saham Toney</u>	<u>667</u>	<u>33</u>
<u>Shropham</u>	<u>117</u>	<u>6</u>
<u>Thompson</u>	<u>117</u>	<u>6</u>
<u>Weasenham</u>	<u>118</u>	<u>6</u>
<u>Yaxham & Clint Green</u>	<u>357**</u>	<u>18</u>
<u>Total</u>		<u>234</u>

*Settlement boundary as defined in the pre-submission publication policies maps

			<p><u>** This figure does not include 3PL/2016/1499/O for 25 dwellings (allowed on appeal on 14/05/2018)</u></p>
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Reference	Page Number	Policy/ Paragraph	Change to be made
MM168	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 replaced <u>reviewed</u>. Changes will be implemented through a revised Local Development Scheme.</p> <hr/> <p>Insert definition of Major Development:</p> <p><u>'major development'</u> is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 and is defined as:</p> <p><u>"major development" means development involving any one or more of the following—</u></p> <p><u>(a)the winning and working of minerals or the use of land for mineral- working deposits;</u></p> <p><u>(b)waste development;</u></p> <p><u>(c)the provision of dwellinghouses where —</u></p> <p><u>(i)the number of dwellinghouses to be provided is 10 or more; or</u></p> <p><u>(ii)the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);</u></p> <p><u>(d)the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e)development carried out on a site having an area of 1 hectare or more;</u></p>

Appendix A – Changes to Policy HOU 02

<u>Policy HOU 02 – Level and Location of Growth</u> Housing Growth will be distributed in line with the following individual Settlement's minimum targets							
Tier of Hierarchy	Settlement	Total completion s 1 April 2011 to 31 March 2018	Total commitm ents 01/04/201 1 to 31/03/201 8	Allocations not supersede d	Decisions awaiting S106 (including proposed allocations)	Proposed allocation (allocations with planning permission or decision to grant identified in previous columns) ^	Totals
Key Settlements	<u>Attleborough</u>	515	1180		Warrens Lane <u>3PL/2016/0486/H</u>	2680	4383
	<u>Thetford</u>	323	3343			0	3666

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>Market towns</u>	<u>Dereham</u>	<u>401</u>	<u>359</u>	<u>220 (D2)</u>	<u>48 (Greenfields Road Allocation 3 3/PL/2016/0952/O 216 (Land off Swanton Road) 3PL/2015/1487/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
	Swaffham	<u>496</u>	<u>360</u>	97 (SW1)	525 <u>185</u> (South of Norwich Road, allocation 4: <u>3PL/2015/0917/O</u>) <u>165</u> (north of Norwich road, allocation 6: <u>3PL/2015/0550/O</u>) <u>175</u> (west of Watton Road, allocation 3: <u>3PL/2016/0068/O</u>)	75	<u>1553</u>
	Watton	<u>548</u>	<u>883</u>			<u>205</u>	<u>1636</u>
	Ashill	<u>39</u>	<u>39</u>		<u>7</u> (Hale Road <u>3PL/2017/1077/O</u>)	<u>20</u>	<u>105</u>
	Banham	<u>17</u>	<u>58</u>			<u>42</u>	<u>117</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
Local Service Centres	<u>Bawdeswell</u>	<u>8</u>	<u>41</u>			0 (40 counted within completions and commitments)	<u>49</u>
	<u>Garboldisham</u>	<u>10</u>	<u>5</u>			<u>35</u>	<u>50</u>
	<u>Great Ellingham</u>	<u>36</u>	<u>159</u>			<u>0</u>	<u>195</u>
	<u>Harling</u>	<u>126</u>	<u>39</u>			<u>85</u>	<u>250</u>
	<u>Hockering</u>	<u>6</u>	<u>67</u>			<u>25</u>	<u>98</u>
	<u>Kenninghall*</u>	<u>27</u>	<u>4</u>			15 (20 to be delivered through HOU 03)	<u>66</u>
	<u>Litcham*</u>	<u>3</u>	<u>7</u>			0 (22 to be delivered through HOU 03)	<u>32</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
	<u>Mattishall</u>	<u>26</u>	<u>111</u>		<u>12</u> (Kensington Forge: <u>3PL/2017/1112/F</u>)	<u>0</u>	<u>149</u>
	<u>Narborough</u>	<u>92</u>	<u>18</u>		<u>10</u> (Land north of 1- 14 Swaffham Rd: <u>3PL/2017/1046/O</u>)	<u>40</u>	<u>160</u>
	<u>Necton*</u>	<u>80</u>	<u>124</u>		<u>46</u> (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

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>North Elmham*</u>	<u>12</u>	<u>69</u>			<u>0 (allocation for 27 counted in completions and commitments) (14 to be delivered through HOU 03)</u>	<u>95</u>
	<u>Old Buckenham*</u>	<u>17</u>	<u>19</u>			<u>20 (17 to be met through HOU 03)</u>	<u>73</u>
	<u>Shipdham</u>	<u>75</u>	<u>152</u>			<u>55 (allocation for 23 counted in commitments and completions)</u>	<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
	<u>Sporle</u>	<u>19</u>	<u>18</u>			<u>35</u>	<u>72</u>
	<u>Swanton Morley</u>	<u>84</u>	<u>15</u>			<u>85</u>	<u>184</u>
	<u>Weeting</u>	<u>41</u>	<u>60</u>			<u>0</u>	<u>101</u>
<u>Villages with Boundaries</u> ‡	<u>Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham) and Yaxham & Clint Green</u>	<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

<u>Tier of Hierarchy</u>	<u>Settlement</u>	<u>Total completion s 1 April 2011 to 31 March 2018</u>	<u>Total commitments 01/04/2011 to 31/03/2018</u>	<u>Allocations not supersede d</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>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 (8.7% buffer)</u>

<u>Policy HOU 02 – Level and Location of Growth</u>							
<u>Housing Growth will be distributed in line with the following individual Settlement's minimum targets</u>							
<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>
<p><u>*Housing Allocation unable to meet Local Plan Housing Target. Policy HOU 03 applies to these villages</u></p> <p><u>†Policy HOU 04 applies to these villages</u></p> <p><u>~Policy HOU 05 applies to these villages</u></p> <p><u>^Neighbourhood Plans can seek to exceed housing targets</u></p>							

Appendix B – Changes to housing trajectory

	Completions	Policy HOU01 using Requirement	Housing Requirement plus shortfall split via Sedgfield 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>

	Completions	Policy HOU01 using Requirement	Housing Requirement plus shortfall split via Sedgfield 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>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>
<u>2029/30</u>		<u>612</u>	<u>612</u>	<u>235</u>		<u>0</u>	<u>0</u>	<u>265</u>	<u>20</u>	<u>50</u>	<u>570</u>
<u>2030/31</u>		<u>612</u>	<u>612</u>	<u>230</u>		<u>0</u>	<u>0</u>	<u>245</u>	<u>20</u>	<u>50</u>	<u>545</u>
<u>2031/32</u>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>240</u>	<u>21</u>	<u>50</u>	<u>561</u>
<u>2032/33</u>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>240</u>	<u>21</u>	<u>50</u>	<u>561</u>
<u>2033/34</u>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>225</u>	<u>21</u>	<u>50</u>	<u>546</u>
<u>2034/35</u>		<u>612</u>	<u>612</u>	<u>250</u>		<u>0</u>	<u>0</u>	<u>215</u>	<u>21</u>	<u>50</u>	<u>536</u>
<u>2035/36</u>		<u>612</u>	<u>612</u>	<u>230</u>		<u>0</u>	<u>0</u>	<u>220</u>	<u>21</u>	<u>50</u>	<u>521</u>
<u>Total</u>	<u>3493</u>	<u>15,300</u>	<u>11,806</u>	<u>6,567</u>	<u>748</u>	<u>878</u>	<u>317</u>	<u>3,972</u>	<u>325</u>	<u>800</u>	<u>13,607</u>

Appendix C Status of Adopted Policies Table

	Superseded/Not Superseded/ Delete	New Local Plan Policy	Reason (where it is proposed to Delete or Not Supersede Policy)
Core Strategy and Development Control Policies			
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	

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

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

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

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

	Superseded/Not Superseded/ Delete	New Local Plan Policy	Reason (where it is proposed to Delete or Not Supersede Policy)
Policy TH 15 Energy/Multi Service(s) Company Development (ESCo/MuSCo)	Delete	n/a	Rely on national policy
Policy TH 16 Water and Drainage	Supersede	Policy ENV09	
Policy TH 17 Development in Flood Zones	Supersede	Policy ENV09	
Policy TH 18 Archaeology	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 19 Sustainable Construction Standards for Non-Residential Development	Delete	n/a	Rely on national policy
Policy TH 20 Thetford Urban Extension Strategic Design Principles	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 21 Locally Distinctive 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

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

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