

## A Breckland District Council's Sustainable Community Strategy

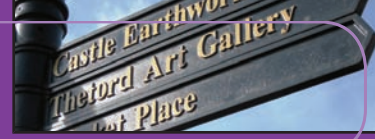
The Sustainable Community Strategy is a long-term plan to deliver sustainable communities and improved quality of life for local people. It is the overarching vision for Breckland, which guides the priorities and objectives of all plans and strategies relating to the District. It can be found here [www.breckland.gov.uk/content/sustainable-community-strategy](http://www.breckland.gov.uk/content/sustainable-community-strategy). There are 6 priorities and this section identifies how the LDF and TAAP reflect or contribute to these priorities.

Priorities	Detail	LDF outcomes	TAAP outcomes
<b>1 Develop safer and stronger communities</b>	'So that all Breckland's communities are free of crime and anti-social behaviour, where people actively participate in community activities and differences are respected'	Not applicable	The TAAP has actively engaged with the local community in order to provide the opportunity to shape the future of the town.
<b>2 Improve homes</b>	'So that the number of affordable and quality homes available in the District is increased'	<ul style="list-style-type: none"> <li>SO1 To deliver a minimum 15,200 net new homes</li> <li>SO2 To secure sufficient affordable housing for those in need</li> </ul>	5,000 net new homes in Thetford by 2026
<b>3 Promote and develop a thriving economy</b>	'So that Breckland is an economically prosperous place, which attracts and supports businesses and encourages local enterprise'	<ul style="list-style-type: none"> <li>SO4 To develop and retain a flexible and highly skilled workforce through training</li> <li>SO13 To ensure high and stable levels of employment through restructuring the local economy</li> <li>SO19 To ensure good accessibility for all to jobs, facilities and services in Breckland</li> </ul>	<ul style="list-style-type: none"> <li>Employment allocations on Map of Proposals.</li> <li>Section on education</li> <li>Town Centre Masterplan</li> </ul>
<b>4 Improve the health and wellbeing of local people</b>	'So that people in Breckland lead healthier lives and inequalities in health across the District are reduced'	<ul style="list-style-type: none"> <li>SO19 To ensure good accessibility for all jobs, facilities and services in Breckland</li> <li>SO20 To reduce rural isolation through the protection and provision of key services and facilities in rural areas</li> </ul>	<ul style="list-style-type: none"> <li>HIA requirements for major projects</li> <li>Health Facilities</li> <li>Thetford Loops – for walking and cycling and recreation</li> <li>Allotment provision</li> <li>Thetford is a Healthy Town</li> <li>Walking and cycling network</li> </ul>
<b>5 Ensure the accessibility of all services</b>	'So that all Breckland's communities can access a level of service, which they choose or their needs require'	<ul style="list-style-type: none"> <li>SO19 To ensure good accessibility for all jobs, facilities and services in Breckland</li> <li>SO20 To reduce rural isolation through the protection and provision of key services and facilities in rural areas</li> <li>SO21 To reduce urban isolation and social exclusion through the promotion of appropriate tenure mixes in new developments and improved accessibility to key services and facilities</li> </ul>	<ul style="list-style-type: none"> <li>Improved Town Centre</li> <li>Transport section</li> <li>Education provision</li> <li>Health facilities</li> <li>New bus interchange</li> </ul>



Priorities	Detail	LDF outcomes	TAAP outcomes
<p><b>6 Achieve environmental sustainability</b></p>	<p>'So that Breckland's outstanding rural environment is respected and that action is taken to enhance and sustainably manage the local environment.'</p>	<ul style="list-style-type: none"> <li>● SO8 To protect and enhance the quality and distinctiveness of the biodiversity, geology and landscape of Breckland</li> <li>● SO10 To require high quality design that meets high environmental standards</li> <li>● SO11 To enhance open space provision throughout the District</li> <li>● SO12 To promote renewable energy to reduce carbon emissions</li> <li>● SO13 To minimise the risk of flooding to existing and new developments</li> <li>● SO14 To maximise the opportunity to redevelop sustainable previously developed land</li> <li>● SO15 To prevent groundwater contamination and a deterioration in air, water and soil quality</li> <li>● SO16 To require the efficient use of water resources</li> <li>● SO17 To minimise the amount of waste produced and promote sustainable waste management</li> <li>● SO18 To provide for a significant modal shift from a reliance on the private car, in particular single person car use, to sustainable forms of transport</li> </ul>	<ul style="list-style-type: none"> <li>● Green Infrastructure</li> <li>● Bus interchange</li> <li>● Energy and Water policies</li> <li>● Transport section</li> <li>● 'Bring' recycling sites</li> <li>● Adoption of SFRA2 flood risk data</li> </ul>

**Table A.1 Sustainable Community Strategy and the TAAP**

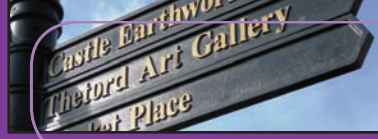


## B Evidence Base

In order to help prepare this document, we have undertaken a considerable amount of necessary research. Most was completed by independent consultants, considered experts in that particular field. Some is Breckland wide and some is Thetford specific. The studies have been used to inform the policies within this TAAP.

You can find these reports either at the following websites [www.movingthetfordforward.com](http://www.movingthetfordforward.com) or [www.breckland.gov.uk](http://www.breckland.gov.uk) and then go on the LDF pages. If you do not have access to the Internet, please contact the Planning Policy Team:

<p><b>Housing Evidence</b></p>	<ul style="list-style-type: none"> <li>• Strategic Housing Land Availability Assessment (Breckland Council, 2008)</li> <li>• Housing Needs Study (Fordham Research, 2006)</li> <li>• Housing Market Assessment (Fordham Research, 2007)</li> <li>• Affordable Housing Threshold Viability Study (Fordham Research, 2007)</li> <li>• Housing Topic Paper (Capita Symonds, 2010)</li> </ul>
<p><b>Environmental Evidence</b></p>	<ul style="list-style-type: none"> <li>• Landscape Character Assessment (LUC, 2007)</li> <li>• Landscape Character Assessment Settlement Fringe Study (LUC, 2007)</li> <li>• Open Space Assessment and Parish Schedule (Breckland Council, 2010)</li> <li>• Thetford Green Infrastructure Study (LUC, 2007)</li> <li>• Monitoring Ophonus Laticollis at Gallows Hill (Dr Telfer, 2009)</li> <li>• Surveying Harpulus Froelichi (Dr Telfer, 2009)</li> <li>• The Effect of Housing Development on the Distribution of Stone Curlews in the Brecks (Footprint Ecology, 2008)</li> <li>• Woodlark and Nightjar Predation Study (Dr Dolman, 2010)</li> <li>• Breckland Ecological Network Mapping Report (Norfolk Wildlife Trust, 2007)</li> <li>• Thetford Historic Environment Study (Breckland Council, 2009)</li> <li>• Thetford Historic Environment Survey (NAU Archaeology, 2009)</li> </ul>
<p><b>Employment and Retail Evidence</b></p>	<ul style="list-style-type: none"> <li>• Norfolk Economic Growth Study (Roger Tym and Partners, 2005)</li> <li>• Employment Land Review (Roger Tym and Partners, 2006)</li> <li>• Sub-district Employment Projections (Roger Tym and Partners, 2006)</li> <li>• Updated Retail and Town Centres Study (Nathaniel Lichfield and Partners, 2007)</li> <li>• Retail Study (Nathaniel Lichfield and Partners, 2009)</li> <li>• Employment Topic Paper (Economic Development Team, Breckland Council, 2011)</li> </ul>
<p><b>Infrastructure Evidence</b></p>	<ul style="list-style-type: none"> <li>• Thetford Growth Framework and Infrastructure Study (EDAW, 2007)</li> <li>• Thetford Community Infrastructure Audit (Breckland Council, 2009)</li> <li>• A11 Energy Study (Stage 1 and 2) (IT Power, 2008 and 2010)</li> <li>• NCC Education Schedule (2011)</li> </ul>
<p><b>Water Evidence</b></p>	<ul style="list-style-type: none"> <li>• Thetford Water Cycle (Stage 1 and 2) (Scott Wilson, 2008 and 2010)</li> <li>• Thetford Strategic Flood Risk Assessment - Stage 2 (Scott Wilson, 2009)</li> </ul>
<p><b>Transport Evidence</b></p>	<ul style="list-style-type: none"> <li>• Thetford Transport Studies (Stage 1 and 2) (Mott Macdonald, 2008 and 2010)</li> </ul>



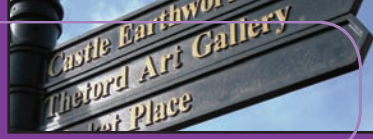
Adopted Thetford Area Action Plan DPD: Historic Past, Healthy Future

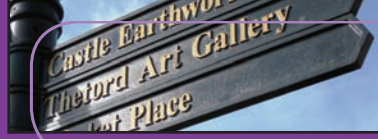
	<ul style="list-style-type: none"> <li>• Thetford Loops: Stage 1 Feasibility Study (Capita Symonds, 2010)</li> <li>• Thetford Loops: Stage 2 Technical Audit (JMP and TI, 2010)</li> <li>• Thetford Bus Station Relocation Report (Mott Macdonald, 2007)</li> </ul>
<b>Health Evidence</b>	<ul style="list-style-type: none"> <li>• Thetford Health Needs Assessment (UEA, 2010)</li> <li>• NHSN Thetford Development (NHSN, 2010)</li> </ul>
<b>Urban Design</b>	<ul style="list-style-type: none"> <li>• Moving Thetford Forward Vision and Development Strategy (Urban Practitioners, 2006)</li> <li>• Draft Thetford Prospectus (Urban Delivery, 2010)</li> <li>• A Thetford Profile (Keystone Development Trust, 2004)</li> <li>• Discovering Thetford: A Feasibility Study and Business Case (Norwich Heritage and Regeneration Trust, 2010)</li> <li>• Draft Thetford Sustainable Urban Extension Outline Phasing Strategy for Pigeon Investment and The Crown Estate (Alan Baxter, 2010)</li> </ul>

## C How the TAAAP conforms with the Breckland Core Strategy and Development Control Policies DPD

This section is intended to be an easy way of showing how the Thetford Area Action Plan is in conformity with the Core Strategy.

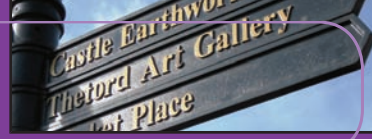
Issue identified in Core Strategy	How TAAAP addresses this issue
<p>In addition to the Core Strategy and Development Control Development Plan Document (DPD), Breckland plans to produce a number of other Local Development Document (LDDs) as listed below: Strategy and Development Control Policies: Thetford Area Action Plan DPD</p>	<p>This document is the Thetford Area Action Plan DPD</p>
<p>Thetford will provide for 6,000 of the District's housing requirement in conjunction with a diversified employment base that will maintain the town's self containment.</p>	<p>The TAAAP has sections and policies on housing and employment. There are Topic Papers for the approach to housing and employment.</p>
<p>SS1: It will provide 6,000 homes over the period between 2001 and 2021 and between 1,500 and 2,000 new homes between 2021 and 2026. In addition, up to 5,000 net new jobs to the end of the plan period will have been delivered. This jobs growth will include the allocation of a new business park. The centre of the town will be the subject of major regeneration and with expanded retail, leisure, cultural and educational facilities will become a civic hub bringing together existing and new communities. Total food and non-food retailing floorspace will expand by approximately 9,400m<sup>2</sup> over the plan period in connection with this town centre regeneration.</p>	<p>All aspects are reflected in the relevant sections of the TAAAP. Retail figures are different due to more recent evidence base. Core Strategy was adopted in 2009 whereas the retail work that influenced the TAAAP was completed in 2010.</p>
<p>CP1: The new greenfield allocations in Thetford will consist of a strategic urban extension to the north-east of the town within the boundary of the A11.</p>	<p>See Policies Map and Masterplan Map.</p>
<p>A Thetford mechanism will be set out in an Area Action Plan for monitoring and managing the release of land to 2021 to meet RSS requirements, including phasing and any sequential release of land. The Area Action Plan will also address the circumstances under which reserve land to 2026 would be released at Thetford. Beyond 2021, new housing growth in Thetford will take place on identified sites within the town that may include deliverable brownfield land. The precise land areas and mix of uses will be set out in the Thetford Area Action Plan utilising evidence base work undertaken in respect of the town's Growth Point Status. The town is also constrained to the east and north of the A11 due to protected European habitats and species. The Council will require demonstration, through subsequent Habitats Regulations Assessments, that proposed development to the north-east of Thetford will not result in harm to European habitats or species.</p>	<p>See section 20 'Masterplan' which has further detailed plans. See the Policies Map. The TAAAP has its own HRA. See section 30 'Monitoring and Implementation Framework'</p>
<p>A separate housing trajectory will be developed for Thetford as part of the Area Action Plan and will be used to monitor the progress of housing delivery in this strategic location.</p>	<p>See Figure 18.1 'Housing Trajectory'</p>
<p>CP3: In particular the town centre of Thetford will be regenerated to provide a significant uplift in town centre related employment.</p>	<p>See section 8 'Town Centre and Retail'</p>
<p>In addition to the development of the Thetford Enterprise Park and protecting existing employment sites in the town, the LDF will deliver a strategic employment site(s) to the north of town within the A11 as part of a mixed-use sustainable urban extension, the details of which will be determined through an Area Action Plan for Thetford. Employment growth in Thetford will be further bolstered by the regeneration of the town centre and increased jobs in the retail and service sectors and smaller scale local employment provision in other locations, contributing to an overall target of 5,000 net new jobs for the town by 2021.</p>	<p>Aspects reflected throughout the TAAAP. See Policies Map. Bus interchange, and town centre improvements as referred to in the TAAAP will all contribute to regenerating the town.</p>





Adopted Thetford Area Action Plan DPD: Historic Past, Healthy Future

Issue Identified in Core Strategy	How TAAP addresses this issue
<p>CP4: Providing for health and social care facilities, in particular supporting the Strategic Services Development Plan of the Primary Care Trust, the provision of new and improved health and social care facilities at Thetford and Attleborough and the improvement of health and social care facilities at other market towns and service-centre villages.</p>	<p>The TAAP plans to 2026.</p>
<p>CP4: Secondary education provision in Thetford including a dedicated tertiary education campus and the expansion of existing high schools.</p>	<p>See section 10 'Healthy Lifestyles'</p>
<p>CP4: Secondary education provision in Thetford including a dedicated tertiary education campus and the expansion of existing high schools.</p>	<p>See Policy TH 33 'Education Provision in the Thetford Urban Extension'</p>
<p>CP4: New primary school provision in Thetford, Attleborough and Dereham</p>	<p>Since the Core Strategy, the Education strategy has changed and there is to be no tertiary education in the centre of Thetford.</p>
<p>CP4: Providing for strategic enhancement of the energy supply network (electricity) to Attleborough, Thetford, Dereham, Watton and Snetterton to support housing and employment growth.</p>	<p>See section Policy TH 33 'Education Provision in the Thetford Urban Extension'</p>
<p>CP4: This will include the strategic transport requirements as identified in the Transport and Infrastructure studies for Thetford, Attleborough and Dereham.</p>	<p>See section section 20 'Masterplan'</p>
<p>CP4: In respect of sustainable urban extensions at Thetford and Attleborough the potential of a tariff approach to infrastructure provision will be investigated through Area Action Plans.</p>	<p>See section section 22 'Movement' and section 9 'Transport'</p>
<p>CP5: During the later part of the plan period, Thetford and Attleborough have the potential of a tariff approach to assist funding strategic infrastructure through their respective Area Action Plans. Subject to legislation, the Council will also consider the introduction of a Community Infrastructure Levy (CIL) to address strategic infrastructure delivery, which will supersede any tariff which was already in place.</p>	<p>See section section 29 'Delivery'</p>
<p>CP7: Floor Space figures</p> <p>In Thetford there are some small clusters of shops/services on the western estates and proposals at these locations will be considered in the context of national planning policy in relation to town centres and retail development. Additionally, the scale of growth at sustainable urban extensions in Thetford and Attleborough could deliver new Local or District Centre(s). The area comprising any new Local Centre at Thetford together with the role of existing centres on the western estates will be identified through further evidence underpinning the Thetford Area Action Plan and updated on the Proposals Map.</p>	<p>See section section 29 'Delivery'</p>
<p>...with a particular emphasis on integrating waste management facilities for the strategic development locations at Thetford, Attleborough, Snetterton and Dereham. Consideration will also need to be given to the provision of appropriate waste storage and means of collection</p>	<p>See section section 8 'Town Centre and Retail'</p>
	<p>See Policies Map and section 8 'Town Centre and Retail'</p>
	<p>See section Policy TH 36 'New Bring Recycling Facilities' and the section on a new Household Waste Recycling Centre.</p>



Adopted Theftord Area Action Plan DPD: Historic Past, Healthy Future

Issue identified in Core Strategy	How TAAP addresses this issue
<p>In Theftord, all development proposals will have regard to the findings of the Theftord Green Infrastructure Study, District-wide Landscape Character Assessment and Settlement Fringe Assessment as well as other supporting evidence recognising the need for regeneration in the town centre whilst ensuring that the historic environment is protected. Additional detailed policy dealing with townscape will be provided in the Theftord Area Action Plan.</p>	<p>See sections 16 'Archaeology', 21 'The Existing Environment and Landscape' and 12 'Biodiversity and Green Infrastructure'.</p>
<p>Significant regeneration will occur in Theftord; new development should be integrated into the existing historic fabric. Consideration will be given to the individual characteristics or group value of historic buildings and Conservation Areas, in particular the Castle Hill, Nunnery and Priory. Development that fails to make sufficient use of, or contribution to, the historic areas of the town will not be considered appropriate. Detailed guidance for development in Theftord will be published in the form of the Theftord Area Action Plan.</p>	<p>See section 16 'Archaeology' and also Policy TH 23 'Existing Buildings in the Theftord Urban Extension'</p>
<p>In addition, the Area Action Plans for Attleborough and Snetterton Heath and for Theftord will be supported by detailed Transportation Strategies which will examine the specific options for securing modal shift at these locations informed by transport partners including Network Rail and bus operators. In preparing transport options particular regard will be given to policies in the Local Transport Plan and successor documents.</p>	<p>See sections 22 'Movement' and 9 'Transport'</p>
<p>Key Infrastructure Dependencies</p>	<p>See sections 29 'Delivery' and 30 'Monitoring and Implementation Framework'</p>

**Table C.1 How the TAAP meets the requirements of the Core Strategy**



## D TAAP and Health

### Healthy Town

**D.1** The following are the main aims of the Thetford Healthy Town programme

- **Healthy Living:** helping residents to become active and enjoy a healthy lifestyle
- **Healthy Travel:** advice and support to get residents biking and walking
- **Healthy Food:** all the help residents need to eat well and prepare healthy, inexpensive food

**D.2** The following table shows how the TAAP addresses these aims.

Aim	TAAP section or policy
Healthy Living	Walking and cycling policies, Thetford Loops, green infrastructure policies (including allotments), health facilities and healthy lifestyles, indoor sports, regeneration policies, children's play section, water supply and flooding policies.
Healthy Travel	Walking and cycling policies, Thetford Loops, achieving modal shift.
Healthy Food	Allotments and retail policies.

**Table D.1 How the TAAP meets the aims of Thetford Healthy Town**

### The Marmot Review: Fair Society, Healthy Lives

**D.3** In November 2008, Professor Sir Michael Marmot was asked by the Secretary of State for Health to chair an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. The strategy will include policies and interventions that address the social determinants of health inequalities.

**D.4** The Review had four tasks:

1. Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action;
2. Show how this evidence could be translated into practice;
3. Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy; and
4. Publish a report of the Review's work that will contribute to the development of a post-2010 health inequalities strategy.

**D.5** This Review has twin aims: to improve health and well-being for all and to reduce health inequalities.

**D.6** Whilst many of the recommendations in the report produced<sup>(66)</sup> are outside the remit of Planning Policy, the following table shows relevant recommendations and how the TAAP seeks to address these.

Marmot Review Recommendation	How the TAAP addresses this recommendation
Reduce the social gradient 1 in skills and qualifications	The TAAP includes the required number of primary schools and Nurseries and also sets requirements for secondary education (Academy) changes.

66 Fair Society, Healthy Lives can be found here: [www.marmotreview.org/](http://www.marmotreview.org/)





Adopted Theford Area Action Plan DPD: Historic Past, Healthy Future

Marmot Review Recommendation	How the TAAP addresses this recommendation
<p>Improve access to good jobs and reduce long-term unemployment across the social gradient.</p>	<p>The TAAP allocates 22ha of employment land.</p> <p>Breckland Council has an Economic Development Team.</p> <p>An Employment Topic Paper has been produced.</p>
<p>Prioritise policies and interventions that reduce both health inequalities and mitigate climate change, by:</p> <ul style="list-style-type: none"> <li>● Improving active travel across the social gradient;</li> <li>● Improving the availability of good quality open and green spaces across the social gradient;</li> <li>● Improving the food environment in local areas across the social gradient; and</li> <li>● Improving energy efficiency of housing across the social gradient.</li> </ul>	<p>Modal shift to walking and cycling (active travel) is key to the TAAP and there are many policies which support this.</p> <p>Green infrastructure is fundamental to the changes in the town and again there are many policies to support this. Furthermore the Breckland Core Strategy sets criteria for open space.</p> <p>Allotment provision is covered in the TAAP.</p> <p>Whilst not directly addressed in the TAAP (no local evidence to go further than the building regulations) there are relevant sections in the Document.</p>
<p>Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality.</p>	<p>The TAAP cuts across all themes. Stakeholders who are experts in those topics have been involved in the production of the TAAP at many stages.</p>
<p>Support locally developed and evidence based community regeneration programmes that:</p> <ul style="list-style-type: none"> <li>● Remove barriers to community participation and action;</li> <li>● Reduce social isolation.</li> </ul>	<p>Community is at the heart of the TAAP. Integration between the new development's residents and the existing residents is essential.</p> <p>All three tiers of Councils as well as Registered Social Providers and Keystone Development Trust are all involved in the production of the TAAP.</p> <p>The existing employment and residential estate regeneration as well as that of the town centre are covered in the TAAP.</p>

**Table D.2 Relevant Marmot Review recommendation to the TAAP.**



## E Saved Policies

**E.1** The Breckland District Local Plan was adopted in 1999. In 2007, Breckland Council made representations to the Secretary of State to save a number of policies from the adopted Breckland Local Plan (1999) beyond the transition period from the implementation of the Planning and Compulsory Purchase Act (2004).

**E.2** Breckland Council's adopted Core Strategy and Development Control Policies document has already superseded a number of the saved policies from the Local Plan.

**E.3** Breckland Council has assessed those remaining saved policies that relate to Thetford to determine which are to be superseded by the policies in the Thetford Area Action Plan. Table below indicates those that are to be saved or replaced. Highlighted in red are ones of particular relevance to Thetford.

Saved Local Plan Policy No.	Local Plan Policies to be saved or replaced by the Thetford Area Action Plan
(099)1: Allocation of sites E1 and E2 (Thetford)	<ul style="list-style-type: none"> <li>Policy E1 to be replaced by Policy TH 30 'New Employment Land'. In particular the Lodge Way allocation reflects the location of E1 but is slightly altered to reflect the Gallows Hill Scheduled Monument.</li> <li>Policy E2 to be saved.</li> </ul>

**Table E.1 Local Plan policies to be saved or replaced**

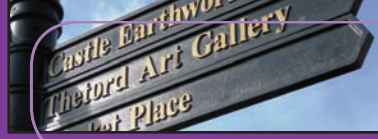


## F Flood Risk Assessment

### Advice on Site-Specific Flood Risk Assessments (FRA)

Robust and thorough FRAs are required to be submitted with planning applications in areas of flood risk identified on the Policies Map. Applicants should contact the Environment Agency for discussions on Site-Specific FRAs. The site-specific FRA should meet the requirements set out in PPS25 and should also:

- further refine the definition of flood hazard local to the development site (to account for model inaccuracies);
- define the flooding frequency/probability for the site;
- assess the risk to the site from all other flood sources;
- determine the rate of on-set of flooding for the range of flood events and flood sources the site is subject to;
- assess the risk posed by sewer flooding in more detail. Mitigation measures such as using sealed manhole covers to prevent potentially contaminated water from overflowing into surrounding land and property should be considered;
- include details of an adequate maintenance regime to ensure flood warning signs are kept visible and flood evacuation routes are kept clear;
- detail how proposed road levels are such that emergency access and egress routes are maintained or where possible constructed to the 1 in 100 year event plus an allowance for climate flood level, as a minimum. This can significantly reduce the risk of the proposed development becoming inundated by flooding. This should include a further review of detailed river models and comparison of flood extents/levels with local ground levels from topographical survey or digital elevation models event;
- investigate the feasibility of safe access and egress routes both within and beyond the proposed development;
- include flood resilient construction measures to ensure the development is safe where small-scale less vulnerable development is proposed, such as a riverside café within the future Flood Zone 3a;
- demonstrate that any loss of flood plain storage does not pose an increased flood risk to the development or to third parties;
- ensure that access points and any venting or other penetrations are situated 300 mm above the future 1 in 100 year (2115) fluvial flood level when accounting for the anticipated effects of climate change for the life of the development if underground parking is proposed;
- provide details of flood warning and evacuation plans; and
- demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible will reduce the flood risk overall.



## G Glossary

**Adoption:** The final confirmation of a development plan or Local Development Document as having a statutory status by a Local Planning Authority (LPA).

**Affordable Housing:** There is no simple definition of affordable housing, but it's generally thought to mean low-cost housing for rent, often from a housing association, to meet the needs of local people who cannot afford accommodation through the open market. It can be delivered through social renting, shared ownership or low-cost housing on the open market. Affordable housing usually involves some form of subsidy. In the case of affordable housing provided through planning obligations, much of the subsidy is provided by the developer. This is understood in terms of dwellings that have to be sold at a rate lower than what the developer would achieve on the open market.

**Allocation:** An area of land identified in a development plan. The allocation will indicate Breckland Council's preferred use for the land.

**Ancient Woodlands:** Woodland that is believed to have existed from at least medieval times.

**AMR - Annual Monitoring Report:** A report produced each financial year to indicate the progress of production of the local development framework and effectiveness of policies contained within the plan. The report will outline action that may need to be taken to meet targets or if policies need to be replaced. Changes will be implemented through a revised local development scheme.

**AAP - Area Action Plans :** Plans for areas of change or conservation. Their purpose is to deliver planned growth, stimulate regeneration, protect areas sensitive to change through conservation policies, make proposals for enhancement and resolve conflicting objectives in areas where there is significant development pressure. Area action plans are Development Plan Documents, which means they carry the full weight of the planning system in determining planning applications.

**Biodiversity:** The whole variety of life encompassing all genetics, species and ecosystem variation including plants and animals.

**Brownfield Land or Site:** Brownfield land is another term for previously developed land, or land that contains or contained a permanent structure and associated infrastructure. Brownfield land occurs in rural and urban areas, but does not include agricultural or forestry land or buildings. The definition laid down in Government policy, which all local planning authorities should follow, is in Annex B of PPS3: Housing.

**Community Infrastructure Levy:** The Community Infrastructure Levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want - for example new or safer road schemes, park improvements or a new health centre. The system is very simple. It applies to most new buildings and charges are based on the size and type of the new development.

**Community Strategy:** A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.

**Comparison Goods:** This term refers to goods that are generally not purchased as often as groceries such as clothing, CD's, and domestic electrical items.

**Convenience Goods:** This term refers to everyday items such as food and groceries.

**CPO - Compulsory Purchase Order:** An order issued by the Government or a local authority to acquire land or buildings for public interest purposes. For example the redevelopment of certain brownfield sites.

**Conservation Area:** An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.

**Core Strategy:** The Core Strategy is one of the Development Plan Documents forming part of a Local Authority's Local Development Framework. It should set out the vision, spatial strategy and core policies for the spatial development of the area.

**CWS - County Wildlife Site:** A site of important nature conservation value within a county context but which are not protected under the Wildlife and Countryside Act

**Density:** In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

**Development:** Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' Most forms of development require planning permission (see also 'permitted development').



## Adopted Thetford Area Action Plan DPD: Historic Past, Healthy Future

**Development Management (formerly Control):** The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the Development Plan.

**DP - Development Plan:** The approved or adopted statutory land use and spatial plans for an area. The Development Plan sets a Local Planning Authority's policies and proposals for the development, conservation and use of land and buildings in the Authority's area. Under the present planning system, the development plan generally includes the structure plan and the minerals and waste local plans prepared by the County Council and the Local Plan prepared by the district council - or the Single Unitary Development Plan prepared by unitary councils.

The Planning and Compulsory Purchase Act 2004 replaces this system with a Regional Spatial Strategy prepared by the regional assembly and a local development framework prepared by district or unitary councils. The Development Plan, with its policies and proposals, is the most important consideration for Local Planning Authorities when they make a decision on a planning application.

**DPD - Development Plan Document:** Under the new system of local planning brought in under the Planning & Compulsory Purchase Act 2004, the term 'Development Plan Document' covers any Local Development Document that is part of the Development Plan. A Development Plan Document has to be independently tested by a Government inspector and carries full weight in relation to planning applications, which distinguishes it from a supplementary planning document. Development Plan Documents include the Local Planning Authority's Core Strategy, Area Action Plans and Policies Map.

**EIP - Examination in Public:** A term given to the examination of the Regional Spatial Strategy, or Structure Plans under transitional arrangements.

**Environment Agency:** Government appointed body responsible for pollution control and water quality.

**EIA - Environmental Impact Assessment:** EIA is a procedure that must be followed for certain types of development before they are granted permission. The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures.

**ESCo - Energy Services Company:** An ESCo is a commercial business providing a broad range of comprehensive energy solutions including designs and implementation of energy savings projects, energy conservation, energy infrastructure outsourcing, power generation and energy supply, and risk management.

**Evidence Base:** The information and data gathered by Local Authorities to justify the 'soundness' of the policy approach set out in Local Development Documents, including physical, social and economic characteristics of an area.

**Flood Plain:** Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.

**Flood Risk Assessment:** An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

### Flood Zones:

\*1 in 100 year event: an event that on average will occur once every 100 years. Also expressed as an event which has a 1% probability of occurring in any one year.

\*Flood Zone 1: This zone comprises of land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (0.1%). Low risk of flooding.

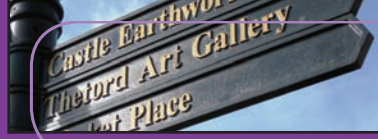
\*Flood Zone 2: This zone comprises land assessed as having between a 1 in 100 year and 1 in 1000 year annual probability of river flooding (1% - 0.1%) or between a 1 in 200 year and a 1 in 1000 year annual probability of sea flooding (0.5% - 0.1%) in any year. Medium risk of flooding.

\*Flood Zone 3a: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. Higher risk of flooding.

\*Flood Zone 3b: Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. Land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood.

**General Conformity:** A process by which Regional Planning Bodies consider whether a Development Plan Document is in 'general conformity' with the Regional Spatial Strategy. Also, all other DPDs must conform to a Core Strategy DPD.

**General Employment Areas:** Existing employment sites which have been identified to be protected for employment uses including business, general industrial and storage/distribution uses.



**Government Planning Policy/PPGs/PPSs:** Now mostly revoked, these were National Planning Policies that regional planning bodies and local planning authorities need to take into account when drawing up development plans and other documents and making decisions on planning applications. Government Planning Policy guidance is set out in a series of Planning Policy guidance notes (PPG's). These policies are produced by the Office of the Deputy Prime Minister. As a result of the Government's planning green paper in 2001, many of the PPG's are being revised and renamed Planning Policy statements (PPS's). These focus on stating Government policy; whilst good practice guidance for local authorities is set out in separate documents accompanying the PPS's. Most of these have been superseded by the National Planning Policy Framework.

**Greenfield Site:** Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.

**Green Infrastructure:** Green infrastructure is defined as: '...the sub-regional network of protected sites, nature reserves, green spaces and greenway linkages which should be multi-functional and operate at all spatial scales from urban centres through the open countryside'.

Green infrastructure can provide a range of environmental, social and economic functions, including positive physical and mental health benefits. The Town and Country Planning Association's 'Biodiversity by Design' Guide<sup>1</sup> outlines the purpose of green infrastructure as follows: 'Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services, such as flood protection and microclimate control. It should also operate at all spatial scales from urban centres through to open countryside.'

Many different types of element are included in GI. Just some are – woodlands, archaeology sites and historic landscapes, country and urban parks, recreational routes and nature reserves. The elements can be designated or undesignated, and with or without public access. GI sits within, and is inseparable from, the wider urban and rural scene.

**Habitat:** The natural home of an animal or plant, often designated as an area of nature conservation interest.

**Heat Stress:** When the body becomes overheated, a condition of heat stress exists. Heat stress can lead to a number of problems, including heat exhaustion, heat stroke, heat cramps, fainting, or heat rash.

**Historic Parks and Gardens:** Parks and gardens which are of historic value and have been included on the national *Register of Parks and Gardens of special historic interest in England* based on an assessment by English Heritage.

**Human Rights Act:** The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK law. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community. The specific Articles of the ECHR relevant to planning include: Article 6 (Right to a fair and public hearing); Article 8 (Right to respect for private and family life, home and correspondence); Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

**Independent Examination:** The process by which an Independent Planning Inspector may publicly examine a 'Development Plan Document' or a 'Statement of Community Involvement', and any representations, before issuing a binding report.

**Infrastructure:** The physical features (for example roads, rails, and stations) that make up the transport network.

**Inspector's Report:** A report issued by an Independent Planning Inspector regarding the planning issues debated at the independent examination of a development plan or a planning enquiry.

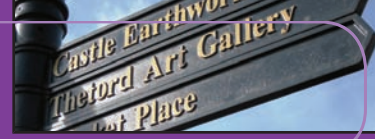
**Issues, Options and Preferred Options:** The 'pre-submission' consultation stage of DPD's with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.

**Landscape Character Assessment:** A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.

**Listed Building:** A building or other structure of Special Architectural or Historic Interest included by the Government on a statutory list and assigned a grade (I, II\* or II).

**LDD - Local Development Document:**

Development Plan Documents (DPDs) – these are the statutory planning documents that Breckland Council must produce under the legislation and include LDFs, LDS and SPDs (see later in Glossary),



## Adopted Thetford Area Action Plan DPD: Historic Past, Healthy Future

**LDF - Local Development Framework:** A portfolio or folder of Local Development Documents collectively setting out the Spatial Planning Strategy for a Local Planning Authority area. As a result of the Planning & Compulsory Purchase Act 2004, it replaces local plans and unitary development plans. Now referred to as the Local Plan.

**LDS - Local Development Scheme:** A public statement setting out a project plan for how all parts of the local development framework will come together. It lists the documents to be produced and the timetable for producing them.

**LNR - Local Nature Reserve:** Area designated under the National Parks and Access to the Countryside Act 1949 as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.

**Local Plan:** Firstly, this is an old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the previous development plan system, by virtue of specific transitional provisions. Now this term refers to the planning documents produced under the 2012 planning regulations as referred to in the National Planning Policy Framework.

**Local Planning Authority (LPA):** The Local Government body responsible for formulating Planning Policies (in a Local Development Framework), controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority. For the purposes of development concerned with minerals or waste, the County Council or Unitary Authority is normally the Local Planning Authority and is also referred to as the Minerals Planning Authority or the Waste Planning Authority.

**Localism Act (2011):** addresses the following issues:

- new freedoms and flexibilities for local government
- new rights and powers for communities and individuals
- reform to make the planning system more democratic and more effective
- reform to ensure that decisions about housing are taken locally

**LTP - Local Transport Plan:** A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local transport plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the RSS.

**Material Consideration:** A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.

**Mixed Use (or Mixed Use Development):** Provision of a mix of complementary uses, such as say residential, community and leisure uses, on a site or within a particular area.

**Nature Conservation:** The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.

**National Planning Policy Framework (NPPF):** The NPPF is the Government Planning Policy Framework for England, which came into effect April 2012. It includes all the issues covered by various PPGs and PPSs.

**NNR - National Nature Reserve:** Area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.

**Neighbourhood Centre:** A number of shops serving a local neighbourhood sometimes referred to as a Local Centre.

**Open Space:** Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.

**Planning and Compulsory Purchase Act 2004:** The Planning and Compulsory Purchase Act 2004 is the latest piece of planning legislation. It amends much of the Town and Country Planning Act 1990. In particular, the 2004 act has made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system.

**Planning Obligations and Agreements:** A legal agreement between planning authority and a developer, or offered unilaterally by a developer ensuring certain works related to a development are undertaken or contributions made to the provision of infrastructure or facilities (sometimes called a Section 106 Agreement).



## Adopted Thetford Area Action Plan DPD: Historic Past, Healthy Future

**Planning Permission:** Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.

**Previously Developed Land:** Previously Developed Land is another term for brownfield land, or land that contains or contained a permanent structure and associated infrastructure. Brownfield land occurs in rural and urban areas, but does not include agricultural or forestry land or buildings.

**Protected Species:** Plants and animal species afforded protection under certain Acts of Law and Regulations.

**Ramsar site:** Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.

**Regeneration:** The economic, social and environmental renewal and improvement of rural and urban areas.

**Regionally Important Geological/Geomorphological Sites (RIGS):** Non-statutory sites of regional importance recognised by Natural England and local authorities.

**RSS - Regional Spatial Strategy:** Statutory Regional Spatial Strategies replaced Non-Statutory Regional Planning Guidance Notes produced for each English region. Regional Spatial Strategies were part of the development plan. As a consequence, they were more detailed and carried much more weight in relation to determining planning applications.

**Roadside Nature Reserve:** Fragments of unimproved, semi-natural grassland verges containing plant species that are now rare or scarce at the national or county level. To help to protect them, these sensitive sites are designated Roadside Nature Reserves (RNRs) by Norfolk Wildlife Trust, and are individually managed to ensure the survival of the species for which they are designated.

**Saved Policies/Saved Plan:** Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time period during replacement production of Local Development Documents.

**Scheduled (Ancient) Monument:** A structure placed on a schedule compiled by the Department of National Heritage in England for protection under the Ancient Monuments and Archaeological Areas Act.

**Scoping:** The process of working out the issues, environmental impacts, alternatives and depth of investigation which an environmental impact assessment or strategic environmental assessment should go into.

**Section 106 Agreement:** A legal agreement under section 106 of the 1990 Town & Country Planning Act. See also Planning Obligations and Agreements.

**Sequential approach/sequential test:** A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood-risk is developed before land with flood risk.

**SSSI - Site of Special Scientific Interest:** A site of special scientific interest is identified by English Nature under section 28 of the Wildlife & Countryside Act as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.

**Soundness:** A term referring to the justification of a Development Plan Document. A DPD is considered 'sound' and based upon good evidence unless it can be shown to be unsound.

**Spatial Planning:** Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**SAC - Special Areas of Conservation:** Protected sites designated under the EC Habitats Directive.

**SPA - Special Protection Area:** Protected sites classified under the EC Directive on the conservation of wild birds, the Birds Directive.

**SCI - Statement of Community Involvement:** Every local planning authority prepared a statement of community involvement. Its aim is to specify how the authority will try to achieve consensus on emerging local development documents and major planning applications and how it will engage the public in the process.

**Statement of Consultation/Statement of Compliance:** A report or statement issued by local planning authorities explaining how they have complied with their SCI during consultation on Local Development Documents.





## Adopted Thetford Area Action Plan DPD: Historic Past, Healthy Future

**SEA - Strategic Environmental Assessment:** An assessment of the environmental effects of a draft plan or programme, which is open to public consultation.

**Sustainable:** Meeting people's needs now, socially, environmentally and economically, without jeopardising the needs of future generations.

**Sustainability Appraisal (SA):** To identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area.

**Submission Document:** A Development Plan Document submitted to the Secretary of State for independent examination before a Government appointed Planning Inspector.

**Supplementary Planning Guidance/Supplementary Planning Documents (SPD/SPG):** These can give further context and detail to local development plan policies. It is not part of the statutory development plan. Therefore, it does not have the same weight when local planning authorities are considering planning applications.

**Sustainable Development:** Sustainable development is an approach towards development that tries to make sure people satisfy their basic needs and enjoy a good quality of life without compromising the quality of life for future generations. The Government will try to achieve that through five principles:

- \*Living within environmental limits
- \*Ensuring a strong, healthy and just society
- \*Achieving a sustainable economy
- \*Promoting good governance
- \*Using sound science responsibly

**Sustainable travel/Sustainable Transport:** Often meaning walking, cycling and public transport (and in some circumstances 'car sharing'), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

**TIA - Traffic Impact Assessment:** An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

**TPO - Tree Preservation Order:** A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.

**Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same class. The order was amended in 2005.

**Viability:** In terms of retailing, a centre that is capable of success and continuing effectiveness.

**Vitality:** In terms of retailing, the capacity of a centre to grow or develop.

**Windfall Site:** A site not allocated in a plan, but which unexpectedly becomes available for development during the lifetime of the plan.