

South Norfolk Local Plan – Inspector’s Report September 2015

Appendix 1 – Schedule of Main Modifications – text

Schedule of Main Modifications to the Site Specific Allocations and Policies document

Key: Proposed new text is shown underlined and deleted text is shown ~~struck through~~. Where any text is **bold and underlined** (as in SITES MM2, for example), this reflects that the new text is to be shown as **bold**

Note: all related changes to the Policy Map are shown in Appendix 2

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SITES MM1		10	Below paragraph 4.8	<i>New paragraph 4.9</i> <u>The JCS sets out the housing requirement from commitments and allocations and the Site Specific Allocations and Policies Document, Wymondham Area Action Plan, Long Stratton Area Action Plan and Cringleford Neighbourhood Plan (taking into account the Development Management Policies Document) include policies and allocations to ensure that this is met.</u>
SITES MM2		13	Below Section 6	<i>Add new section 7 (subsequent sections will need to renumbered) to read:</i> <u>7. REVIEW OF THE PLAN</u> <u>7.1 The Council is committed to an early review of the South Norfolk Local</u>

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				Plan, which has already effectively begun with the preparation of a new <u>Strategic Housing Market Assessment across five Norfolk districts (which is expected to be complete in 2015)</u> . For the avoidance of doubt, this will include an early review of the evidence for the supply and demand for pupil places across the District, including secondary education provision. This will involve working with the Local Education Authority and other providers of school places. The new or reviewed plan(s) will be adopted, at the latest, within five years of adoption of the Site Specific Allocations and Policies Document
SITES MM3		18	Paras 7.15 & 7.16	<i>Replace paragraphs 7.15 and 7.16 with the following paragraph (re-number all other paragraphs):</i> <u>Working jointly with Broadland District and Norwich City Council (alongside Norfolk County Council), CIL was introduced in South Norfolk on 1 May 2014. Money raised through CIL is 'pooled' by the three district authorities and then prioritised for infrastructure spending. The latest CIL charging schedule can be viewed at http://www.south-norfolk.gov.uk/planning/5191.asp</u>
SITES MM4		22	Table 7.3	<i>Update table to replace 10 with 15 for SCO1</i>
SITES MM5		24	Para 7.22	<i>Amend para 7.22, second, third and fourth line:</i> ...homes. (Excludes 532 300 units of re-allocation at Poringland as this was

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				in the JCS base date and also excludes the 70 place dementia care home allocated at Poringland). Allocations being made outside the Norwich... <i>New para 7.23 (renumber subsequent paragraphs):</i> <u>The PPG advises that housing provided for older people can be counted towards the housing requirement. The Council will, therefore, record any such development through the AMR. This will be discounted by 50% to reflect the fact that not all individuals moving to a care home will necessarily free up the property they are leaving (e.g. if they are half of a couple).</u>
SITES MM6		24	Below para 7.22 (and new para 7.23 in MM5)	<i>Inset new subsection with new paragraphs 7.24 and 7.25 (and renumber subsequent paragraphs):</i> <u>Existing Commitments</u> <u>In addition to the above allocations, the Council has in recent years granted planning permission on an number of sites across the district to help meet the identified housing need. These commitment sites are shown on the Policies Map and consist of the following planning permissions:</u> <u>2012/1836 – Gibbs Close, Little Melton</u> <u>2013/0086 – Mill Road, Little Melton</u> <u>2012/0405 – land west of Octagon Barn, Framingham Earl</u>

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				<u>2013/1904 – Long Lane, Framingham Earl</u> <u>2012/1012 – land north of Heath Loke, Poringland</u> <u>2012/2016 – Bunwell Road, Spooner Row</u> <u>2012/1574 – The Bungalow, Station Road, Spooner Row</u> <u>2013/0828 – north of Long Lane, Stoke Holy Cross</u> <u>2011/0152 – Former May Gurney site, Trowse</u> <u>2011/0506 – land to the rear of Wood Farm, The Street, Ashwellthorpe</u> <u>2013/1743 – land to the rear of Queens Head, Beccles Road, Thurlton</u> <u>2012/1558 – Former Maltings building, Tudor Rose Way, Harleston</u> <u>2009/1071 – 38 Olive Avenue, Newton Flotman</u> <u>2014/0290 – Old Station Yard, Fornsett St Peter</u> <u>2010/2222 – Former Police Station, Bridge Street, Loddon</u> <u>2011/0026 – land at Yarmouth Road, Hales</u> <u>Any applications to renew or vary permissions on these sites will be considered against other policies in the Local Plan, particularly the Commitments Policy (DM1.5).</u> <i>Amend policies map to show these permissions as commitments.</i>
SITES MM7	Insp.	26	Table 8.2	<i>Delete Table 8.2</i>
SITES MM8	Insp.	26	New diagrams and	<i>Add housing trajectories for the Norwich Policy Area and Rural Area – see ANNEX 1.</i>

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			text at para 8.6	<u>Housing Trajectories</u> <u>The following trajectories illustrate the predicted delivery of housing in South Norfolk's part of the Norwich Policy Area and South Norfolk's Rural Area to Deliver the Joint Core Strategy housing requirements for those areas.</u>
SITES MM9		45	Policy EAS1	<i>Insert new heading for 'Heritage Assets' following the section on 'Enhanced Facilities', delete existing bullet point 7 and replace with new bullet points, as follows:</i> <u>Heritage Assets</u> • <u>Application to be accompanied by an assessment of the significance of St Peter's Church as a heritage asset, the extent of its setting and the contribution that its setting makes to its significance;</u> • <u>Ensure that sufficient open space and landscaping is retained to the south, south east and south west of St Peter's Church and that sufficient planting is provided, such that its setting, and the wooded setting of Diocesan House and the Vicarage, are protected.</u> <u>Landscaping and Green Infrastructure</u> • Protection of the open setting of St Peter's Church and the wooded setting of Diocesan House and the Vicarage • Protection of the existing allotments ...

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SITES MM10	22807	46	EAS2 supporting text	<i>At end of existing paragraph</i> ... the allocation EAS1. <u>Alternative sites that would deliver a suitable facility and meet the other objectives of EAS 1 and EAS 2 could also be acceptable within the context of an overall master plan.</u>
SITES MM 11		47 & 56	Inset Map 001 Easton & Inset Map 002b Costessey/ Policy COS3/Policy DM1.3	<i>Amend COS 3 and DM1.3 by amending map 002b. Small amendment to:</i> <i>1. the Development Boundary; and</i> <i>2. the extent of the COS3 allocation, to remove overlap with Long Dale County Wildlife Site to the north of the allocated site.</i>
SITES MM12		52-53	Policy COS3	<i>Add clarification to second bullet point:</i> • Other employment uses that are not identified as Main Town Centre Uses in the National Planning Policy Framework, <u>specifically further car showrooms and petrol filling stations;</u>
SITES MM13		53	Policy COS4	<i>Add a third bullet point:</i> ... of an independent assessor;<u> or</u>

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				• <u>It can be demonstrated that the area is already adequately served for the type of use to be lost.</u> <i>Add clarification to final paragraph:</i> Where this has been demonstrated, sites within the Costessey Longwater Development Boundary will be considered positively for Class B1, B2 and B8 employment uses or other employment uses ancillary and complementary to the strategic employment function of the area, where they are not defined as Main Town Centre Uses in the National Planning Policy Framework, <u>specifically further car showrooms and petrol filling stations.</u>
SITES MM14		53	Policy COS5	<i>Amend first bullet point:</i> • Proposals would not require the erection of permanent buildings or other development (such as car parking, terracing, or bunding/landscaping) that would <u>significantly</u> erode the open character of the site;
SITES MM15		60	Policy HET1	<i>Masterplan and Phasing Plan: add third bullet point</i> • <u>The site should be masterplanned alongside HET2</u>
SITES MM16		61	Policy HET2	<i>Add to end of opening paragraph to policy:</i>

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				... needs assessment. <u>It is likely that vehicular access will need to be from the north of the site, via HET1, as Grove Road is narrow.</u> The developer of the site...
SITES MM17		61	Policy HET3	<i>Amend opening paragraph of policy:</i> The site lies to the south-west of HET1 policy area, and to the west of Poppyfields development, and is underlain by a significant archaeological site. Housing is unlikely to be deliverable here, as the requirements for excavating and preserving the site would be significant. The Historic Environment Service has advised that informal open space would be the preferred use here. which could be delivered alongside other developments in Hethersett. <u>Permission has been granted to use part of the site as an access road to HET 1. The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at HET 1 and HET 2.</u> The site is currently earmarked by developers of HET1 for an access road, which is planned to run along the edge of the site. The land amounts to approximately 6.5ha. The “developer” of the site is required to ensure the following: <u>In bringing forward the site for informal open space, it should be ensured that:</u> • Open space provision integrates with the existing settlement and new development to the north of the village under policy HET 1 and to the

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				south of the site under policy HET 4 Archaeological surveys must be carried out prior to any groundwork, and the views of the Historic Environment Service should be sought at the earliest stage
SITES MM18	22576 22577	62	Policy HET4	<i>Add a final sentence to the introductory paragraph:</i> ‘... 1,080 dwellings. <u>There is a permission on the site (2012/1814) for 156 dwellings.</u> <i>Amend first bullet point under Landscaping and Green Infrastructure:</i> Landscaping must reinforce the separation from Wymondham to the west <u>provide a suitable interface with the surrounding countryside.</u> <i>Amend bullet point under Transport:</i> Provision of a footpath <u>along Great Melton Road</u> to New Road
SITES MM19		71	Policy COL3	<i>Add supporting text preceding COL 3:</i> <u>Policy COL 3 covers any proposed redevelopment of sites within the Colney Development Boundary. The Policy aims to retain sites for the main NRP uses and ensure that proposals are consistent with the principles of new development permitted under Policies COL 1 and COL2. However the criteria</u>

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				<u>of COL 1 will need to be proportionately applied to smaller scale proposals.</u> <i>Amend policy:</i> The <u>Any proposed</u> redevelopment of sites currently in use for Hospital and Science Park development will be considered positively where it accords with the criteria set out in COL 1, <u>to the extent that is proportionate to the scale and nature of the proposal.</u>
SITES MM20		73	Trowse supporting text	<i>Add second paragraph to Development boundary and Constraints chapter of supporting text:</i> <u>In addition to the allocation above, land is allocated on the southern side of the A47 for a park and ride site. The Norwich Area Transportation Strategy includes provision of a park and ride site on the A146 corridor which led to the allocation of this site in the previous Local Plan. The provision of a park and ride site is still within the strategy with delivery envisaged within the plan period and therefore the site is re-allocated (as TROW2).</u>
SITES MM21		74	Policy TROW1	<i>Amend fourth bullet point of policy, subdividing to create new bullet point:</i> • Primary vehicular access from White Horse Lane. • <u>Some very limited access may be possible from Hudson Avenue provided it can be demonstrated that it would not harm the character and appearance of the conservation area. In addition, pedestrian and</u>

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				cycle access should be provided to <u>be provided from</u> the sports ground accessed from <u>on</u> Hudson Avenue and the amenity space on Devon Way <i>Amend existing fifth bullet point of policy:</i> Development of the site will need to reflect the context of Trowse Conservation Area with <u>development sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach into Trowse from this direction</u>, particular consideration given into how the development fronts onto White Horse Lane taking into account the existing buildings opposite...
SITES MM22	22835	75	Policy DM1.3, DM4.11 and Trowse inset map (Policies Map)	<i>Amend Map 006 to show no overlap between Trowse defined development boundary and Broads Executive Area</i> <i>Amend Map 006 to realign development boundary adjacent to The Dell so it follows the boundary of the allotments</i> <i>Amend Map 006 to show where Conservation Area and allocation TROW1 overlap</i>
SITES MM23		79	Supporting text for DIS2	<i>Delete the following supporting text:</i> Any proposal for a very small amount of residential development on the site (in Flood Zone 1) will be considered on its own merits

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				<i>And substitute the following text:</i> <u>In order to allow the site to be provided for open space, green space and an extension to the riverside walk, a small amount of residential development will be acceptable as “enabling” development. The residential element should be the minimum required to enable the overall viability of the site to be secured, and this is likely to be approximately 10-15 dwellings, covering up to around 0.5 hectares. The residential element must be located in land in Flood Zone 1. Some limited re-profiling of land would be acceptable in principle to ensure that an appropriately-shaped area of land for development in Flood Zone 1 is available (including access road), so long as the result would be no net loss of floodplain storage. It is likely that the power lines currently crossing part of the site will need to be relocated or relaid underground.</u>
SITES MM24	23032	79	Policy DIS2	<i>Amend Policy DIS2 and the Policies Map by allowing a small area of development in Flood Zone 1 (allowing for limited re-profiling to ensure that a developable area of land in Flood Zone 1 can be created). Include the area of land for housing within the development boundary and de-designate as River Valley, with the remainder allocated as open space and amenity land.</i> <i>Introductory text to policy:</i> <u>...green space and a riverside walk and a small area of land for approximately 10-15 dwellings for residential development within Flood Zone 1 (allowing for</u>

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				<u>limited re-profiling of land to create a developable area of land within Flood Zone 1 if this is necessary, subject to no net overall loss of floodplain storage capacity).</u> <i>Add new first bullet point:</i> <u>Provide a small number of dwellings (approximately 10-15) sufficient to enable the rest of the site to deliver open space, natural green space and a riverside walk. These dwellings must be located in Flood Zone 1 (taking into account any re-profiling of the site), must be well-related to existing development and must be closely related to each other (i.e. isolated properties will not be permitted). These dwellings must be designed and sited sensitively to reflect their position in the river valley.</u>
SITES MM25		84	Policy DIS8	<i>Amend first bullet point of policy:</i> • Restrict uses to those compatible with adjacent housing and the outline planning permission for the site <u>(B1 uses)</u>
SITES MM26	22578	87	Policy DM1.3 and Diss Inset Map (Policies Map)	<i>Amend the Diss development boundary on map 07 to include part of Potash Lane/Fen (but not the properties and their rear gardens to the south of the property called 'Carpe Diem').</i> <i>Amend the Diss development boundary on map 007 to include all existing commercial buildings on Sawmills Road</i>

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SITES MM27	22962 22608	93	HAR5	<i>Introductory text, second line: change to say:</i> ...small-scale foodstore, <u>and/or</u> health and community facilities. <i>First bullet point in policy:</i> Will be limited to any foodstore provision to a single site of 270m² <u>net floorspace</u>, to be run by a single operator <i>Fourth paragraph, first line of supporting text to HAR5:</i> A small-scale foodstore of up to 270m² <u>net floorspace</u> would also be acceptable...
SITES MM28		100	Poringland	<i>Amend the final paragraph of the page:</i> Development on sites in Poringland/Framingham Earl have permissions for <u>250 dwellings at Heath Farm (2013/0505 and 2013/0506) on the site of allocation POR 1; 100 dwellings north of Pigot Lane...</u>
SITES MM29		101	POR 1	<i>Add a third sentence to the introduction to the policy:</i> ‘..Drainage schemes. <u>The site currently has planning permissions for 250 dwellings (2013/0505 and 2013/0506).</u>’
SITES MM30		102	Policy POR3	<i>Amend opening paragraph of policy text from fourth line:</i>

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				... light industrial uses compatible with the adjacent housing <u>residential and equestrian uses</u>. Therefore, it is allocated ...development. It could potentially be suitable for B8 use (storage or distribution) compatible with adjacent housing, if suitable access can be made via Pine Lake. Land amounting to... <i>Amend first criteria of policy:</i> • Use (B1) must be compatible with adjacent housing <u>and equestrian uses</u>, and not harm residential amenity for existing and future residents of the area. <u>An appropriate landscape buffer to reduce noise impacts on neighbours</u>
SITES MM31		104	Policy POR5	<i>Delete entire policy POR5 as housing has now been permitted and implemented on the care home site.</i>
SITES MM32		113-114	Policy LOD1, DM 1.3 & Inset Map 11 (Policies Map)	<i>Amend the allocation boundary of LOD 1as shown on Inset Map 11 to reflect planning permission 2013/1647/O</i> <i>Amend policy DM1.3 by amending the development boundary to reflect extended allocation LOD 1 on map 11</i> <i>Amend the first sentence of the 5th paragraph of text under the 'Constraints and Development boundary' section of the Loddon chapter to read:</i> Land north of George Lane is allocated for new housing development <u>and outline planning permission was granted in February 2014 (Reference</u>

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				<u>2013/1647/O).</u> <i>Amend 2nd paragraph of Policy LOD 1 to read:</i> Land amounting to some 9.8 <u>11.6</u> hectares is allocated for housing and associated infrastructure. This allocation could accommodate approx. 200 dwellings, 1.5 hectares of amenity open space and 0.61 hectares to provide for associated infrastructure including a medical centre (which has already been built).
SITES MM33	22836	116	Policy DM1.3 and Loddon Inset Map 11 (Policies Map)	<i>Modify Policy DM1.3 by amending Inset Map 11 to show no overlap between Loddon defined development boundary and Broads Executive Area</i> <i>Amend policy DM1.3 by making a small amendment to the development boundary on the Loddon Inset Map 011 to include the whole of residential development of the Express Plastics site within the development boundary</i>
SITES MM34			Loddon Inset Map 11, Policy DM 2.4 & DM Map 2.4 & 2.5(5) Loddon	<i>Amend policy DM2.4 by making small amendments to the town centre boundary on Loddon Inset Map 011 so that it does not extend outside the development boundary.</i>
SITES MM35		124	Policy LIT1 Inset map 14,	<i>Amend the allocation boundary of LIT 1 as shown on Inset Map 14 to reflect planning permission 2013/0092</i>

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			DM1.3	<i>Amend policy DM1.3 by amending the development boundary to reflect extended allocation LIT 1 on map 14</i>
			Little Melton	<i>Amend the 1st paragraph of text under the 'Development Boundary and Constraints' section of the Little Melton chapter to read: The development boundary has been drawn to include the main built form of the settlement and include the allocated land <u>which is also subject to planning permission 2013/0092</u>. The development boundary also includes two recent <u>permissions granted in the village (2012/1836 and 2013/0086)</u>, but excludes the allotments which run between Great Melton Road and Mill Road.</i>
			LIT 1	<i>Amend 2nd sentence of Policy LIT 1 to read: Land amounting to approximately <u>1.7 hectares</u> 1 hectare is allocated for housing and associated infrastructure <u>and has planning permission (2013/0092)</u> for up to 20 dwellings.</i>
SITES MM36		127	MUL 1, Inset map 16	<i>Amend the allocation boundary of MUL 1 as shown on Inset Map 16 to reflect planning permission 2011/2093</i>
			DM1.3, Inset map 16	<i>Amend policy DM1.3 by amending the development boundary to reflect extended allocation MUL1 on map 16.</i>

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			Mulbarton	<i>Amend the second paragraph to read:</i> There is a planning application with resolution to permit <u>permission for 180 dwellings</u> on land east of Long Lane (2011/2093) on a site which includes the area covered by the site of policy MUL 1.
			Policy MUL1	<i>Amend 2nd and 3rd sentences of first paragraph of Policy MUL 1 to read:</i> Land amounting to some 5.85 <u>13.4</u> hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 150 <u>180</u> dwellings.
SITES MM37	Insp.	138	Policy STO1 / Inset map 19	<i>Amend the allocation boundary of STO1 as shown on Inset Map 19 to reflect planning permission 2012/2034</i>
			DM1.3, Inset Map 19	<i>Amend policy DM1.3 by amending the development boundary to reflected extended allocation STO1 on map 19</i>
			Stoke Holy Cross supporting text	<i>Amend the Development Boundary and Constraints paragraph to read:</i> The development boundary has been drawn to include the main built form of the settlement <u>and land allocated for development which is also subject to planning permission 2012/2034.</u> and include the allocated land. The boundary allows for additional infill development...

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			Policy STO1	<i>Amend final three lines of first paragraph of policy text:</i> ...existing amenity land. Land amounting to some <u>6.7</u> 8.2 hectares is allocated for housing and associated infrastructure including expanded school facilities. This allocation could accommodate approximately <u>100</u> 75 dwellings.
SITES MM38		160	Barford inset map / Policy DM1.3	<i>Amend policy DM1.3 by amending the inset map to show slight development boundary change at: map 26 Barford (off Golden Pightle)</i>
SITES MM39		166	Bergh Apton inset map 28 / Policy DM1.3	<i>Amend development boundary to exclude land on the northern side of Cookes Road to the east of the village hall on map 28</i>
SITES MM40	Insp.	168	Policy BKE3	<i>Add second bullet point to policy:</i> • <u>Adequate landscaping and boundary treatment is provided on the southern boundary to ensure development does not have an adverse impact on the open landscape to the south</u>
SITES MM41	22832	189	Gillingham supporting text	<i>New paragraph to be added to Development Boundary and Constraints section:</i>

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				...new housing in between the two built-up areas. <u>The extent of the new housing allocation is limited to land that is within Flood Risk Zone 1. It is not appropriate to allocate a larger site due to the surrounding land being at a higher risk of flooding. Within this land allocated, an allocation of approximately ten dwellings is considered appropriate to reflect the form and character of existing built development to the west of the site.</u>
SITES MM42		203	Policy DM4.11 and Pulham St Mary Inset Map (Policies Map)	<i>Add Pulham St Mary Conservation Area to map 43</i>
SITES MM43	22756 / 22808	213	SCO1	<i>Fourth line of policy:</i> ...allocation could accommodate approximately 10 <u>15</u> dwellings...
SITES MM44		215	SEE1	<i>Add additional policy requirement</i> <u>Appropriate surface water drainage attenuation to address surface water run-off from the site</u>

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SITES MM45		239	Yelverton inset map / DM Policy 1.3	<i>Amend development boundary to exclude land to the south of the affordable housing development on the eastern side of Nichols Road</i>
SITES MM46	22515	243	BAW2	<i>Second bullet point in policy:</i> • Footpath <u>and cycle</u> link with access for major residential developments...
SITES MM47	22825	270	Policy DM1.3 and Claxton Inset Map (Policies Map)	<i>Amend Map 67 to show no overlap between Claxton defined development boundary and Broads Executive Area</i>
SITES MM48		283	Supporting text for Langley/ Policy DM1.3	<i>Amend Development boundary and Constraints:</i> Much of the parish lies within the Broads Authority area with the boundary defined by Langley Street and including the whole of Hardley Street. <u>The development boundary has been drawn around the isolated linear development along Langley Street, Langley Green and Hardley Street.</u> Much of the developed area lies within Flood Zones 2 and 3 <u>which is likely to restrict any potential for further infill development.</u> and consequently no development boundary could be defined which would provide any sustainable infill development without affecting the rural character of the area or avoiding the flood zone areas. Consequently this settlement does not have a defined

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				development boundary and for the purposes of this plan will now be treated as a 'smaller rural community'. <i>Amend DM1.3 by adding a development boundary to the settlement of Langley with Hardley and show on the amended policies map 83</i>
SITES MM49			New Appendix	<i>Add Annex 2 with list of extant Local Plan policies to be deleted on adoption of the Site Specific Allocations and Policies Document</i>
SITES MM50			Various settlements	<i>Standardise allocations policies (apart from specific exceptions) to say:</i> <u>The developer(s) of the sites will be required to ensure the following:</u> <i>This applies to:</i> • <i>EAS1: Land south and east of Easton</i> • <i>EAS2: Easton Gymnastics Club facility</i> • <i>COS1: Land west of Lodge Farm, Dereham Road</i> • <i>COS2: Land south west of Lodge Farm, Long Lane</i> • <i>COS3: Longwater Employment Area</i> • <i>HET 1: Land north of Hethersett</i> • <i>HET 4: Land north of Great Melton Road</i>
SITES			Various inset	<i>Amend Policy DM1.3 by amending the development boundaries in the</i>

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MM51			maps / Policy DM1.3	<i>following settlements to include existing development and land falling within flood zones 2 and 3 where this falls within the main built area of the settlement:</i> • <i>map 2a Costessey,</i> • <i>map 2b Costessey</i> • <i>map 2c New Costessey/Bawburgh</i> • <i>map 6 Trowse,</i> • <i>map 7 Diss</i> • <i>map 11 Loddon;</i> • <i>map 12 Chedgrave,</i> • <i>map 16 Mulbarton;</i> • <i>map 18 Spooner Row;</i> • <i>map 20 Surlingham;</i> • <i>map 26 Barford;</i> • <i>map 27 Barnham Broom;</i> • <i>map 33 Dickleburgh;</i> • <i>map 35 Earsham;</i> • <i>map 36 Geldeston;</i> • <i>map 37 Gillingham;</i> • <i>map 38 Hales;</i> • <i>map 39 Hempnall;</i> • <i>map 40 Kirby Cane and Ellingham;</i>

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		50	Costessey supporting text	• map 41 Norton Subcourse and Thurlton; • map 43 Pulham St Mary; • map 50 Ashby St Mary with Thurton; • map 51 Wicklewood; • map 52 Woodton; • map 53 Wortwell; • map 56 Bawburgh; • map 67 Claxton and Carleton St Peter; • map 69 Forncett St Peter and Forncett St Mary; • map 70 Haddiscoe; • map 75 Shelfanger; and • map 77 Starston; Delete 4th sentence under 'Development Boundaries and Constraints': In Old Costessey a number of areas to the north of The Street and West End are excluded as being within Flood Zone 2 as defined in the 2008 Strategic Flood Risk Assessment.
		73	Trowse supporting text	Amend 1st paragraph of Development Boundaries and Constraints: The development boundary has been drawn to include all the main built form of the settlement, other than those areas that fall within Flood Zones 2 and 3. A separate boundary has also been drawn around the May Gurney site, which

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		122	Loddon/Chedgrave Supporting text	although within Flood Zones 2 and 3, has been demonstrated to be capable of development with mitigation measures to address this issue through the planning permission now in place for this strategic site. The boundary has also been drawn to include... <i>Delete third paragraph of Constraints and Development Boundary section</i> Further areas of land have been excluded from the development boundary due to flood risk.
		127	Mulbarton supporting text	<i>Delete second sentence of first paragraph of Development Boundary and Constraints to remove reference to flood zone:</i> Some parts of Mulbarton have been removed from the development boundary to reflect Flood Zones.
		134	Spooner Row supporting text	<i>Delete second sentence of 4th paragraph to remove reference to flood zone:</i> Some changes have been made to the development boundary to remove land within flood zones 2 & 3. This has fragmented one of the development boundary clusters into two.
		146	Tasburgh supporting	<i>Amend Development Boundary and Constraints, fourth line:</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
			text	...development where land does not fall within Flood Risk Zones 2 or 3 or is not of a significant distance from any services.
		161	Barnham Broom supporting text	<i>Delete 4th sentence of 4th paragraph to remove reference to flood zone:</i> At the far west of the village, the development boundary has also been re-drawn to exclude properties in the flood zone.
		185	Earsham supporting text	<i>Amend Development Boundary and Constraints:</i> The development boundary has been drawn to include the main built form of the settlement, excluding those areas to the north-east of the village which fall within Flood Zones 2 and 3, and to include the land allocated for development on School Road.
		187	Geldeston supporting text	<i>Amend Development Boundary and Constraints:</i> The development boundary has been drawn to include the main built-up form of the settlement along The Street and The Kells, but to exclude land on Station Road that falls within Flood Zones 2 and 3. The boundary also includes land allocated for residential development to the west of The Kells.
		189	Gillingham	<i>Amend Development Boundary and Constraints:</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
		192	supporting text	The development boundary is in two parts. The first includes the main built form of the settlement, excluding those parts that are within Flood Risk Zones 2 and 3. The second part is around the school and adjoining housing, which also extends to include an allocation for new housing in between the two built-up areas.
		195	Hales supporting text	<i>Amend Development Boundary and Constraints:</i> The development boundary has been drawn to in two sections to exclude land on Millside and Briar Lane that is within Flood Zones 2 and 3. Otherwise, the boundaries include the main built form of the settlement, development around the former Hales Hospital and land allocated for residential development in between.
		198 & 199	Hempnall supporting text	<i>Amend Development Boundary and Constraints:</i> The development boundary has been drawn to include the main built form of the settlement, except part of the historic core of the village which falls within Flood Zones 2 or 3. In addition, the boundary includes land allocated for residential development to the south-east of the villages.
		198 & 199	Kirby Cane & Ellingham	<i>Amend Development Boundary and Constraints, first and second lines:</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
		200	supporting text Norton Subcourse supporting text	The development boundary has been drawn to include the main built form of the settlement, except where the land falls within Flood Zones 2 and 3. A number of sites... <i>Amend Development Boundary and Constraints, first and second lines:</i> The development boundary has been drawn to include the main built form of the settlement, except where land falls within Flood Zones 2 and 3. A number of sites...
		204	Pulham St Mary supporting text	<i>Delete last sentence of first para of Development Boundary and Constraints:</i> ...contribute to the character of the village. The boundary also excludes areas of land at the southern and eastern extremities of the village which are located within Flood Zones 2 and 3.
		222	Thurlton supporting text	<i>Amend Development Boundary and Constraints:</i> The development boundary has been drawn to include the main built form of the settlement except where land falls within Flood Zones 2 and 3 and to include the land for residential development to the south of the village around Links Way and College Road.
		227	Wicklewood	<i>Delete part of 3rd sentence of 5th paragraph to remove reference to flood</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
		230	supporting text Woodton supporting text	zone: Land in Flood Zones 2 or 3 has been excluded from the development boundary at the north of the village, but a <u>A</u> new development boundary has been created on Hackford Road. <i>Amend Development Boundary and Constraints:</i> The development boundary has been drawn to include the main built form of the settlement, but excluding some areas of existing development along The Street which fall within Flood Zones 2 and 3. In addition, the development boundary...
		232	Wortwell supporting text	<i>Amend Development Boundary and Constraints:</i> The development boundary has been drawn to include the main built form of the settlement except where land falls within Flood Zones 2 and 3. The boundary also includes land...
		242	Bawburgh supporting text	<i>Delete 5th sentence of 6th paragraph to remove reference to flood zone:</i> The development boundary has been drawn to exclude those areas within flood zones 2 and 3.

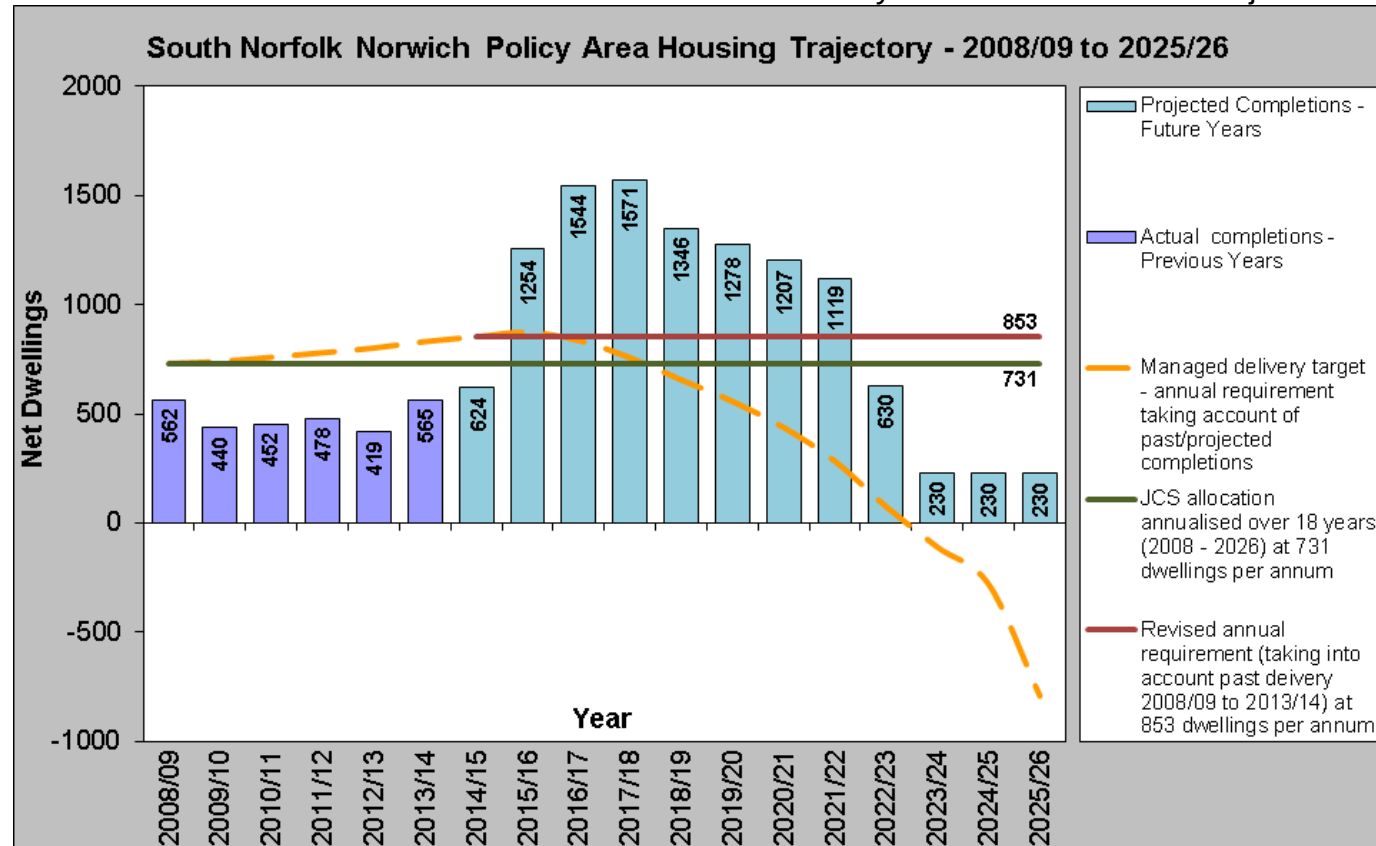
Mod Ref	Rep No	Page	Policy / Settlement	Modification
		275	Forncett St Peter & Forncett St Mary supporting text	<i>Amend fourth and fifth lines of Development boundary and Constraints:</i> ...into the surrounding valley landscape and to exclude land that is in the flood zones to the south. The development boundary as defined...
		277	Haddiscoe supporting text	<i>Amend Development boundary and Constraints from fourth line onwards:</i> ...main built-up area along The Street and Thorpe Road. Parts of the settlement have been identified as being within Flood Zones 2 and 3, and as such these areas have been excluded from the development boundary. Due to the flood Zones , attractive rural setting and the limited range of facilities, only limited infill development opportunities are provided in accordance with JCS Policy 16.
SITES MM52			Various inset maps / Policy DM1.3	<i>Maps altered to include affordable housing exception schemes already built which are adjacent to existing development boundaries at:</i> • map 7 Diss; • map 14 Little Melton; • map 20 Surlingham; • map 25b Aslacton and Great Moulton; • map 27 Barnham Broom;

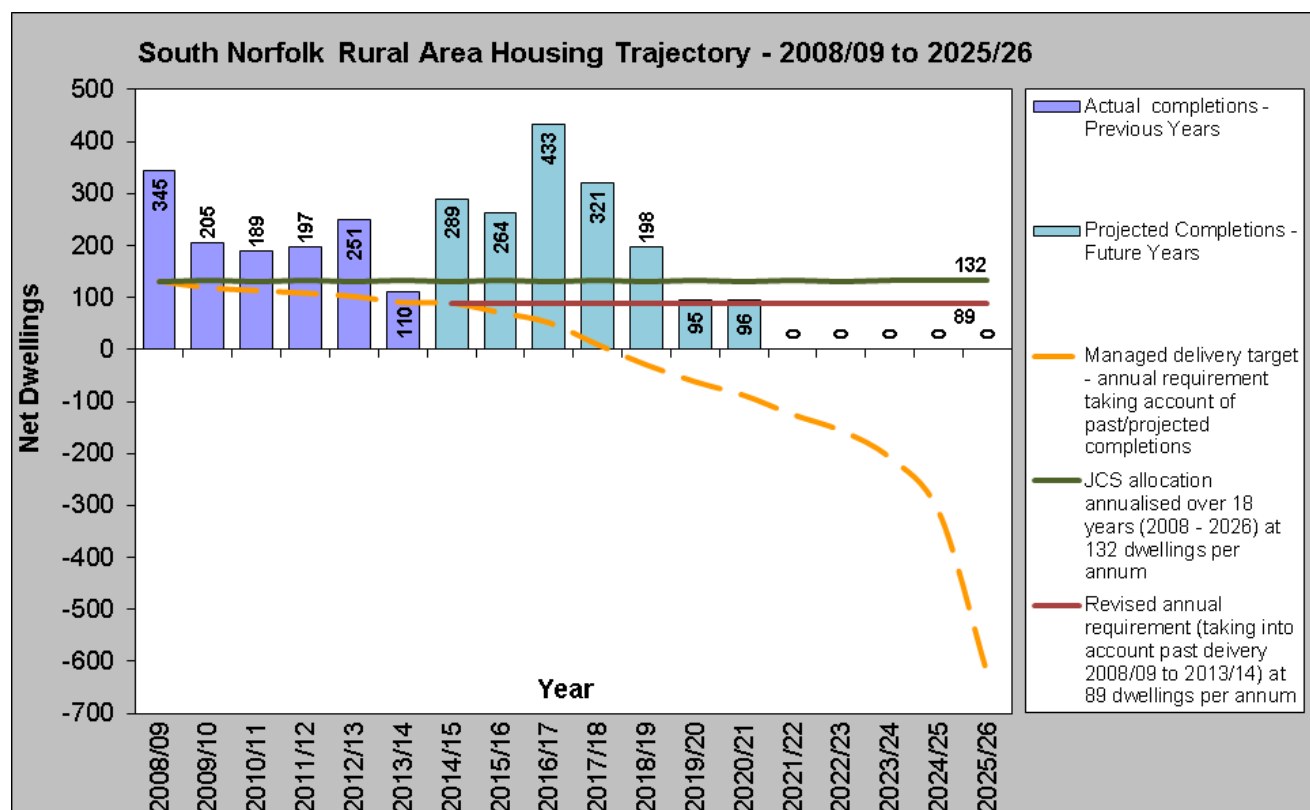
Mod Ref	Rep No	Page	Policy / Settlement	Modification
				• map 31 Bunwell; • map 32 Carleton Rode; • map 33 Dickleburgh; • map 34 Ditchingham; • map 35 Earsham; • map 40 Ellingham & Kirby Cane; • maps 41 and 50 Norton Subcourse & Thurlton; • map 42 Pulham Market; • map 44 Rockland St Mary; • map 47 Scole; • map 53 Wortwell; • map 55 Yelverton; • map 63 Bressingham; • map 66 Burston; • map 68 Denton; • map 78 Tibenham; • map 79 Tivetshall, and • map 82 Winfarthing
SITES MM53			Various inset maps / DM Policy 1.3 and 1.5	<i>Amend DM 1.3 by amending the development boundary (where appropriate) to reflect the existence of a planning permission.</i> <i>Show these sites on the policies maps as commitments and list the</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<i>permissions with a reference to the planning application number.</i> <i>Maps altered to show permissions granted but not allocated within amended development boundaries at</i> <i>• map 9 Poringland/Framingham Earl;</i> <i>• map 14 Little Melton;</i> <i>• map 18 Spooner Row;</i> <i>• map 19 Stoke Holy Cross;</i> <i>• map 41 Norton Subcourse & Thurlton;</i>
SITES MM54			Policies HIN1, LOD1, DIS3, DIS4, HAR1	<i>Amend policy wording by adding <u>approximately</u> before 10 metres in policy text in regard to landscaping provision</i>
SITES MM55			Marlingford & Colton	<i>Amend DM 1.3 by amending the development boundary on map 57 to remove the section overlapping with the adjacent County Wildlife Site.</i>

ANNEX 1 – HOUSING TRAJECTORIES

Main Modification SITES MM8 – South Norfolk Norwich Policy Area and Rural Area Trajectories





Footnote to the Norwich Policy Area and Rural Area Trajectories: The 'Revised annual requirement (taking into account past delivery 2008/09 to 2013/14)' does not include the additional buffer, moved forward from later in the plan period, required by NPPF paragraph 47. Including a buffer of 5% would give a revised annual requirement for 2015/16 to 2019/20 of 896 units in the NPA and 94 units in the Rural Area. The Joint Core Strategy Monitoring Report will set out the up-to-date five year supply position, including the appropriate buffer, on an annual basis.

Annex 2: Saved South Norfolk Local Plan Policies to be replaced

The following is the list of South Norfolk Local Plan 2003 which remain in use as of April 2014 and form part of the development plan for South Norfolk, together with the Joint Core Strategy and Cringleford Neighbourhood Development Plan and which will be superseded upon adoption of the Site Specific Policies and Allocations Local Plan document.

Policy	Title
BAW1	Land and water based recreation, Bawburgh / Colney Pits
BAW2	Touring caravan and camping site, Bawburgh / Colney Pits
BUR1	Housing allocation, rear of Audley Close, Burston
BUR2	Developer requirements for housing allocation rear of Audley Close, Burston
CHE1	Housing allocation, west of Hurst Road, Chedgrave
COL1	Research and development uses at Norwich Research Park
COL2	Norwich Research Park, contingency reserve
COL3	Norwich Research Park, transportation issues
COL4	Expansion of the new Norfolk and Norwich Hospital
COS1	Housing allocation, north of the River Tud, Costessey
COS2	Housing allocation, south of Dereham Road and west of Bawburgh Lane, Costessey
COS3	Housing allocation, south of Dereham Road, Costessey
CRI1	Housing allocation, west of Colney Lane and north of the A11, Cringleford
CRI2	Redevelopment of Jewsons site, Cringleford
CRI3	Burial ground, Cringleford

DIS1	Housing allocation, Frenze Hall Lane, Diss
DIS2	Mixed use development, west of Mission Road / Sandy Lane, Diss
DIS3	Employment development to the east of Sandy Lane / Sawmills Farm, Diss
DIS6	Land allocation for retaining / leisure uses south of Park Road, Diss
DIS7	Access requirements for employment land allocation at Sandy Lane / Sawmills Farm, Diss
DIS8	Traffic management measures, Sandy Lane / Sawmills Farm employment area, Diss
DIS10	Enhancement of townscape in Diss
DIS12	Enhancement of Diss Mere's eastern banks
DIS13	Land allocated for residential use at Walcott Road, Diss
DIS14	Use of Diss 'Parish Fields' as public open space
DIS15	Riverside Walk and associated informal recreation amenities, 'The Lows'/Denmark Bridge area of Diss
EAS1	Housing allocation, south of Marlingford Way, Easton
HET3	Land allocated for use as public open space in Hethersett
HET5	Provision for a new car park, Great Melton Road, Hethersett
LOD1	Employment allocation, east of Low Bungay Road, Loddon
LOD2	Development brief for employment allocation, east of Low Bungay Road, Loddon
LOD3	Motel / restaurant at the junction of Beccles Road and the A146 Loddon bypass
LOD6	Extension of existing car park at The Staithe, Loddon

LOD8	Provision of new leisure pool in Loddon
POR1	Housing allocation, west of The Street, Poringland
POR2	New primary school allocation, north of Heath Loke, Poringland
POR3	Recreational open space allocation, south of Heath Loke, Poringland
PUL1	Community uses, former school site, Norwich Road, Pulham St Mary
HAR1	Housing allocation, south of Lime Close, Harleston
HAR2	Housing allocation, Mendham Lane, Harleston
HAR3	The 'yards', Harleston town centre
HAR5	Employment allocations in Harleston
HAR7	Small scale commercial and employment uses in Sharman's Yard, Harleston
HAR9	Public open space, Jays Green, Harleston
HAR11	Improvement of conditions for pedestrians in Harleston town centre
HAR12	Improvement to rear servicing of commercial premises in the central area of Harleston
HAR13	Junction improvements at Swan Lane / Weaverscroft, Harleston
HAR14	Resurfacing / landscaping of the 'yards', Harleston
HAR16	Provision of heavy vehicle park in Harleston

Schedule of Main Modifications to the Wymondham Area Action Plan

Key: Proposed new text is shown underlined and deleted text is shown ~~struck through~~. Where any text is **bold and underlined** (as in WAAP MM4, for example), this reflects that the new text is to be shown as **bold**

Note: all related changes to the Policy Map are shown in Appendix 2

Mod Ref	Rep No	Page	Policy / Statement	Modification
WAAP MM1	-	7	New para 1.15 (renumber all subsequent paragraphs)	<i>Add new paragraph to read (and renumber all subsequent paragraphs:</i> <u>The JCS sets out the housing requirement from commitments and allocations and the Site Specific Allocations and Policies Document, Wymondham Area Action Plan, Long Stratton Area Action Plan and Cringleford Neighbourhood Plan (taking into account the Development Management Policies Document) include policies and allocations to ensure that this is met.</u>
WAAP MM2	-	13	Para 1.50	<i>Replace paragraph 1.50 with the following paragraph:</i> <u>Working jointly with Broadland District and Norwich City Council (alongside Norfolk County Council), CIL was introduced in South Norfolk on 1 May 2014. Money raised through CIL is 'pooled' by the three district authorities and then prioritised for infrastructure spending. The latest CIL charging schedule can be viewed at http://www.south-norfolk.gov.uk/planning/5191.asp</u>
WAAP MM3	-	13	New para 1.51	<i>Add new paragraph to read:</i> <u>The PPG advises that housing provided for older people can be counted towards the housing requirement. The Council will, therefore, record any</u>

Mod Ref	Rep No	Page	Policy / Statement	Modification
				such development through the AMR. This will be discounted by 50% to <u>reflect the fact that not all individuals moving to a care home will necessarily free up the property they are leaving (e.g. if they are half of a couple).</u>
WAAP MM4	-	Various	Various	<i>Amend the wording of paragraph 1.41 to read:</i> Following the 2013 Preferred Options consultation a number of sites around the town were granted planning permission for housing. As the Council have evidence that 2,200 new homes is the maximum number that can be appropriately accommodated in the town <u>The evidence base underpinning the AAP points to a number of constraints to growth, such that the minimum 2,200 requirement is unlikely to be able to be exceeded by a significant number of additional dwellings and this subsequently led to 'Preferred' housing sites being dropped if they did not have planning permission. The reasoning for this is explained in Table 11.1 of the SA Report which accompanies this AAP.</u> <i>Reword the Housing Objective on page 17 to read:</i> <u>A minimum of 2,200 new houses will be built...</u> <i>Reword the Housing Objective on page 20 to read:</i> <u>A minimum of 2,200 new houses will be built...</u> <i>Reword paragraph 5.4 and title to read:</i> <u>New Housing Levels</u>

Mod Ref	Rep No	Page	Policy / Statement	Modification
				<u>The JCS allocates a minimum of 2,200 dwellings to Wymondham and the AAP makes provision for a little over this amount. There are constraints which limit the amount of housing above this number:</u> <i>Delete title preceding para. 5.8</i> “Developments which do not contribute towards the 2,200 target threshold” <i>and replace with:</i> <u>“Permissions included at the base date of the Joint Core Strategy”</u> <i>Reword Fifth line of para. 5.8:</i> “These sites do not form part of the minimum 2,200 allocation threshold for development Wymondham.” <i>Change last sentence of para. 5.9 to say:</i> “...base date figures, this therefore allows means that the remaining 15 dwellings to be can be counted towards added to the minimum 2,200 target threshold allocation.” <i>Change title preceding para 5.11 to say:</i> <u>“Recent planning permissions to be included as contributing to deducted from the minimum 2,200 target threshold allocation.”</u> <i>Change title preceding para 5.13 to say:</i> <u>“Additional site to reach the minimum 2,200 allocation target threshold”</u>

Mod Ref	Rep No	Page	Policy / Statement	Modification
				<i>Change text of para 5.13 to say:</i> “To reach the target threshold <u>minimum allocation</u> of 2,215 units...” <i>Delete paragraph 5.15 and renumber all subsequent paragraphs</i>
WAAP MM5		20	New para 5.4 (with re-numbering of subsequent paragraphs) and new Appendix 5	<i>Add new text:</i> <u>Wymondham is part of the Norwich Policy Area (NPA) within South Norfolk and the trajectory illustrating housing delivery in line with Joint Core Strategy requirements is shown in Appendix 5.</u> <i>Add housing trajectory for the Norwich Policy Area at Appendix 5</i>
WAAP MM6	22786	22	WYM 1	<i>Delete the first bullet point of the policy requirements</i> <i>Amend the second bullet point of the policy requirements to read:</i> ...the payment of CIL, including <u>Education, Library and Fire Hydrant provision</u>, Bus Rapid Transit, ... <i>Amend the first sentence of the sixth bullet point of the policy requirements to read:</i> Children’s playspace/recreation areas must be provided in accordance with the Council’s 1994 Recreational Open Space guidelines. <u>sufficient to meet the</u>

Mod Ref	Rep No	Page	Policy / Statement	Modification
				<u>needs of residents of the development.</u> <i>The remainder of this bullet point text to remain as currently proposed.</i>
WAAP MM7	22787	23	WYM 2	<i>Delete the first bullet point of the policy requirements</i> <i>Amend the second bullet point of WYM 2 to read:</i> ...the payment of CIL, including <u>Education, Library and Fire Hydrant provision</u>, Bus Rapid Transit, ... <i>Amend the fifth bullet point of the policy requirements to read:</i> Children's playspace/recreation areas must be provided in accordance with the Council's 1994 Recreational Open Space guidelines. <u>sufficient to meet the needs of residents of the development.</u> The provision of older children/adult open space will need to be addressed at the time of any application;
WAAP MM8	-	24	Para 5.11, policy DM1.3 & DM1.5 and Policies Map	Amend Policy DM1.5 by amending the boundary to committed site 2011/0374/D on the policies map to reflect the current planning permission. Amend Policy DM1.3 by adjusting the development boundary on the policies map accordingly. As shown on updated policies map Amend Policy DM1.5 by amending the boundary to committed site 2012/0839/O on the policies map to reflect the current planning permission. Amend Policy DM1.3 by adjusting the development boundary on the policies

Mod Ref	Rep No	Page	Policy / Statement	Modification
				map accordingly. As shown on updated policies map
WAAP MM9	-	25	Para 5.12	<i>Reword paragraph 5.12 to read:</i> As the 2,200 target threshold is a maximum in the AAP tThese sites have been deducted from this the minimum 2,200 figure <u>required through allocations</u> and identified on the Policies Map. If any of these permissions (or any of 2008 commitments referred to in paragraph 5.8) should lapse then further applications should have regard to other policies in the AAP <u>Local Plan, particularly the Commitments Policy (DM1.5).</u>
WAAP MM10	22788	26	WYM 3, DM1.3 and Policies Map	<i>Delete the second bullet point of the policy requirements</i> <i>Amend the third bullet point of WYM 3 to read:</i> ...the payment of CIL, including <u>Education, Library and on-site Fire Hydrant provision</u>, Bus Rapid Transit, ... <i>Amend the fourth bullet point of the policy requirements to read:</i> Provision of extensive areas of open space and landscaping in addition to requirement for children's playspace <u>will be provided sufficient to meet the needs of residents of the development.</u> Children's playspace/recreation areas must be provided in accordance with the Council's 1994 Recreational Open Space guidelines.—The provision of older children/adult open space will need to be addressed at the time of any application;

Mod Ref	Rep No	Page	Policy / Statement	Modification
				<i>Add text to fifth bullet point of WYM 3 to read:</i> “Heritage Statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey <u>and the Lizard Conservation Area</u>;...” <i>Amend ninth bullet point of WYM 3 to read:</i> • Provision of site for new primary school of at least 2 hectares to be agreed <u>and contributions towards the build cost of the primary school and any necessary High School expansion</u>; <i>Amend Policy WYM 3 and DM1.3 by amending the allocation and development boundary on the policies map. As shown on updated policies map</i>
WAAP MM11	-	27	Para 5.17	<i>Add text to end of paragraph 5.17 to read:</i> <u>Through the current planning consent, the retirement care community is proposed to be comprised of an 80 bed nursing home, 66 retirement apartments, 25 elderly mentally infirm places, 24 retirement homes with garages, ancillary accommodation for 12 employees, ancillary communal facilities for the use of residents and a doctors’ surgery. The concept of a retirement care community is therefore different from the care home provision suggested in Policy WYM 3 and could include a mix of some or all of these uses.</u>
WAAP	-	27	WYM 4 &	<i>Delete the first bullet point of the policy requirements</i>

Mod Ref	Rep No	Page	Policy / Statement	Modification
MM12			Policies Map	<i>Add additional (second) bullet point to WYM 4 to read:</i> • <u>Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or payment of CIL, including Library and Fire Hydrant provision;</u> <i>Amend Policy WYM 4 by amending the allocation boundary on the policies map. As shown on updated policies map</i>
WAAP MM13	22973	29	WYM 6	<i>Add additional bullet points to WYM 6 to read:</i> • <u>Buffer zone/additional planting to be negotiated with South Norfolk Council to screen the development from nearby properties.</u> • <u>A condition will be imposed on hours of operation to protect the residential amenity of nearby properties</u>
WAAP MM14	-	34	Para 7.9	<i>Amend Paragraph 7.9 to read:</i> ...The following policies are designed to provide general green infrastructure principles for any additional developments that come forward during the AAP period, including on sites which currently have planning permission and do not have particular policies in the AAP, should those permissions lapse. <u>The policies are aspirational in nature and the ability and necessity to deliver the projects listed will depend on the particular location and nature of the development, although the Council will seek new or enhanced green</u>

Mod Ref	Rep No	Page	Policy / Statement	Modification
				infrastructure through new development where appropriate (e.g. through on-site works secured through S106 agreements). The policies recognise that <u>not all new development will be of a sufficient scale to be able to contribute towards green infrastructure projects through on-site works - the suitability will need to be determined through the planning application process – but all development will contribute to green infrastructure through payment of CIL.</u>
WAAP MM15	-	35	WYM 8	<i>First paragraph of text, final two lines:</i> ...towards green infrastructure enhancements <u>requirements</u> through CIL or s106 contributions <u>and / or CIL as appropriate.</u> <i>Add the following words to the beginning of the 2nd paragraph of Policy WYM 8 to read:</i> <u>Where appropriate</u> new developments will be required to provide ecological links..... <i>Reword the 3rd paragraph of Policy WYM 8 to read:</i> In particular it will be important for new development to consider the following <u>(where relevant):</u> <i>Reword the final paragraph of Policy WYM 8 to read:</i> All new developments should aspire to net biodiversity gain and any planning proposals should be accompanied by detailed ecological assessment <u>where appropriate.</u> The cumulative impact of developments on biodiversity assets

Mod Ref	Rep No	Page	Policy / Statement	Modification
				should be considered.
WAAP MM16	-	36	WYM 9	<i>Reword Policy WYM9 to read:</i> <u>Where appropriate</u>, new development in the north of Wymondham will be required to maintain, protect and enhance green infrastructure. In particular, <u>where relevant</u>, new development must consider the following:
WAAP MM17	-	38	WYM 10	<i>Reword Policy WYM10 to read:</i> <u>Where appropriate</u>, new development in the south of Wymondham will be required to maintain, protect and enhance green infrastructure. In particular, <u>where relevant</u>, new development must consider the following: <i>Delete the last 3 bullet points of Policy WYM 10</i> • Bringing Oxford Common into active management for biodiversity and providing public access from south Wymondham [S2] • Creation of hedgerow and ponds from Silfield Newt Reserve to Goff Petroleum site and proposed quarry • Creation of new woodland for public access <i>Replace with new general bullet point to read:</i> • <u>Explore biodiversity enhancement and green infrastructure accessibility projects to the south of the WYM 3 housing allocation [S2] [S3]</u>

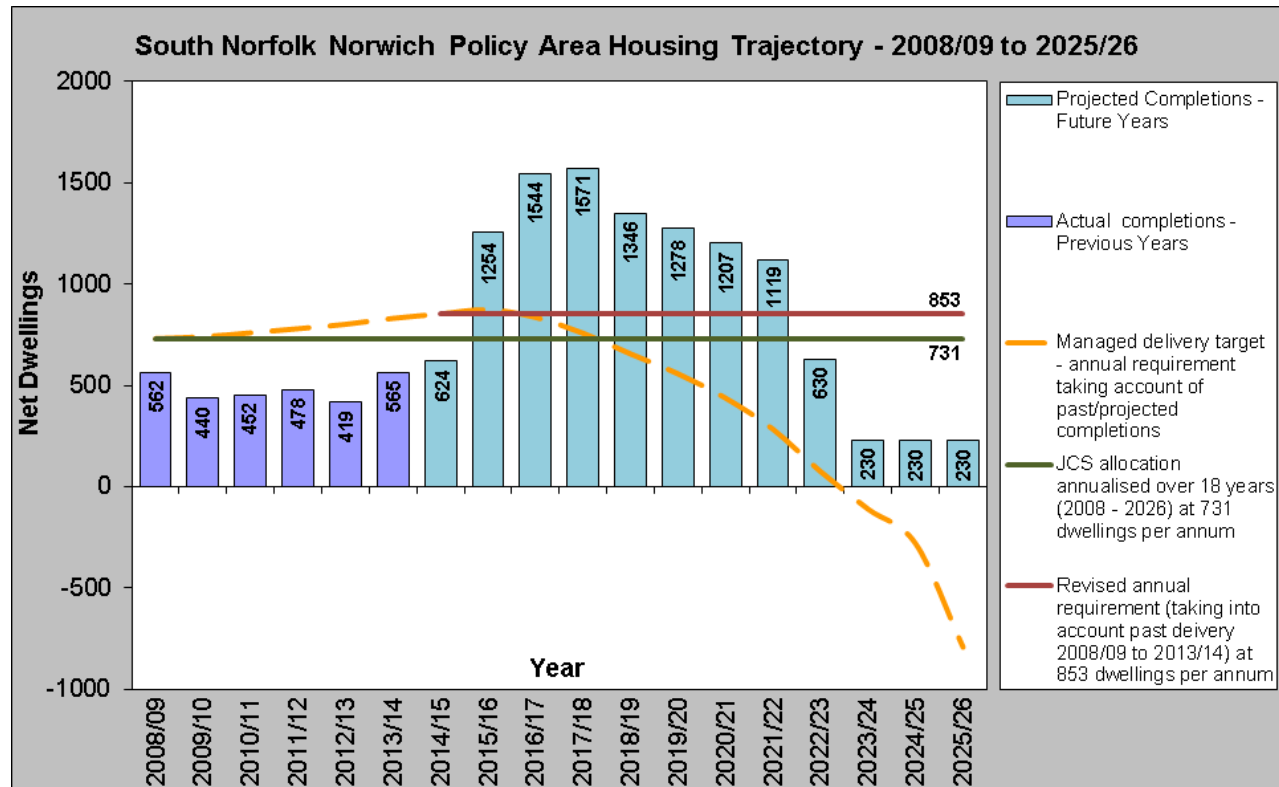
Mod Ref	Rep No	Page	Policy / Statement	Modification
WAAP MM18	-	39	WYM 11	<i>Reword Policy WYM11 to read:</i> <u>Where appropriate</u> new development in the west of Wymondham will be required to maintain, protect and enhance green infrastructure. In particular, <u>where relevant</u>, new development must consider the following:
WAAP MM19	22783	43	WYM 12	<i>Amend second bullet point of WYM 12 to read:</i> It affects only a small part of the site <u>which cannot be used for pitch sports</u> and does not prejudice the recreational use of the site
WAAP MM20	-	44	WYM 13	<i>Reword Policy WYM 13 to read:</i> The Council will require developers to provide new on-site public open space as part of the allocation of 1230 houses in South Wymondham using the Council's 1994 recreational open space standards <u>to provide much needed recreational facilities in that area of the town.</u> Developers of other housing sites will be required to provide <u>adequate outdoor play facilities and recreational open space commensurate with the level of development proposed.</u> younger children's play space on site and older children/adult open space will either be provided on site or the developer will be expected to contribute towards the cost of improving, or adding to, existing areas of open space within the town using the Council's 1994 recreational open space standards.

Mod Ref	Rep No	Page	Policy / Statement	Modification
				<i>3rd paragraph to remain unchanged</i>
WAAP MM21	22784	45	WYM 14	<i>Add additional sentence to the end of WYM 14 to read: <u>The new facility must be provided prior to the loss of the existing rugby ground to ensure continuity of provision.</u></i>
WAAP MM22	-	48	WYM 16	<i>Amend the second paragraph of Policy WYM 16 to read:Class A1 shop uses will not be permitted.</i> <i>Amend B) of the third paragraph of Policy WYM 16 to read: ... would lead to fewer more than 45% of the ground floor non-residential units being available for in non class A1 shop use</i>
WAAP MM23	-	49	New Paragraph 9.11 (renumber subsequent paragraphs accordingly)	<i>Add new paragraph 9.11 under the heading of 'Preserving and Enhancing the Historic Character of the Town' to read as below and renumber subsequent paragraphs accordingly: <u>'It is not proposed to have a bespoke policy relating to preserving and enhancing the historic character of the town centre as it is considered that this is adequately covered by policies in the Development Management document (specifically Policy DM4.11), the NPPF and the Council's Placemaking Guide and Conservation Area Appraisal. The Council will actively pursue opportunities to preserve and enhance the historic character of the town centre conservation area through all means available including i) securing enhancements to the town centre and its public realm through developer contributions and other sources ii) proactively addressing heritage assets at</u></i>

Mod Ref	Rep No	Page	Policy / Statement	Modification
				risk and iii) utilising the Wymondham conservation area appraisal and management plan to achieve positive results. Development proposals that could affect heritage assets will be considered against policy DM4.11, national policy and guidance and JCS Policy 2 as relevant.
WAAP MM24	-	50	WYM 17	Delete Policy WYM 17 and renumber remaining policies accordingly
WAAP MM25	23024	51	WYM 19 (to be WYM 18)	Delete the first bullet point of the policy requirements
WAAP MM26	-	56	Policy WYM 21 (to be WYM 20)	Delete Policy WYM 21 and renumber remaining policies accordingly
WAAP MM27	-	61	New para 13.7	Add new paragraph to read: <u>Review of the Plan</u> <u>The Council is committed to an early review of the South Norfolk Local Plan, which has already effectively begun with the preparation of a new Strategic Housing Market Assessment across five Norfolk districts (which is expected to be complete in 2015). For the avoidance of doubt, this will include an early review of the evidence for the supply and demand for pupil places across the District, including secondary education provision. This will involve working with the Local Education Authority and other providers of school places. The</u>

Mod Ref	Rep No	Page	Policy / Statement	Modification
				<u>new or reviewed plan(s) will be adopted within five years of adoption of the Wymondham AAP at the latest.</u>
WAAP MM28	-	-	Policies Map and Policy DM1.3	<i>- Amend policy DM1.3 by amending the development boundary on the policies map to reintroduce Flood Zones 2 & 3 areas previously within development boundaries, but removed at Preferred Options stage. As shown on updated policies map</i>
WAAP MM29	-	-	New Appendix 6	<i>Add list of policies to be superseded. See new Appendix 6</i>

NEW APPENDIX 5



Note: The 'Revised annual requirement (taking into account past delivery 2008/09 to 2013/14)' does not include the additional buffer, moved forward from later in the plan period, required by NPPF paragraph 47. Including a buffer of 5% would give a revised annual requirement for 2015/16 to 2019/20 of 896 units in the NPA. The Joint Core Strategy Monitoring Report will set out the up-to-date five year supply position, including the appropriate buffer, on an annual basis.

New Appendix 6: Saved South Norfolk Local Plan Policies to be replaced

The following is the list of South Norfolk Local Plan 2003 which remain in use as of April 2014 and form part of the development plan for South Norfolk, together with the Joint Core Strategy and Cringleford Neighbourhood Development Plan and which will be superseded upon adoption of the Wymondham Area Action Plan.

Policy	Title
WYM1	Housing allocation, Friarscroft Lane, Wymondham
WMY4	Housing allocation between Silfield Road and Rightup Lane, Wymondham
WYM5	Employment allocations in Wymondham
WYM8	Rear servicing of commercial premises in the central area of Wymondham
WYM10	Car and coach parking, Browick Road Recreation Ground, Wymondham
WYM11	Lorry and coach park on Harts Farm employment land, Wymondham
WYM12	Impact of new buildings on vistas and views of Wymondham Abbey towers
WYM13	Protecting the setting of Wymondham Abbey

WYM14	Public open space allocations in Wymondham
WYM15	Provision of replacement allotments in Wymondham
WYM16	Footpath route alongside disused Dereham to Wymondham rail line

Schedule of Main Modifications to the Development Management Policies Document

Key: Proposed new text is shown underlined and deleted text is shown ~~struck through~~. Where any text is **bold and underlined** (as in DM MM5, for example), this reflects that the new text is to be shown as **bold**

Note: all related changes to the Policy Map are shown in Appendix 2

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM1		7	Para 0.1	<i>Eighth line of paragraph:</i> ...heritage assets, <u>biodiversity, geodiversity</u> and the countryside...
DM MM2		9	Below para 0.10	<i>New para 0.11 (re-number remaining paras):</i> <u>The JCS sets out the housing requirement from commitments and allocations and the Site Specific Allocations and Policies Document, Wymondham Area Action Plan, Long Stratton Area Action Plan and Cringleford Neighbourhood Plan (taking into account the Development Management Policies Document) include policies and allocations to ensure that this is met.</u>
DM MM3		10	Para 0.20	<i>Replace paragraphs 0.20 and 0.21 with the following paragraph (re-number all other paragraphs):</i> <u>Working jointly with Broadland District and Norwich City Council (alongside Norfolk County Council), CIL was introduced in South Norfolk on 1 May 2014. Money raised through CIL is 'pooled' by the three district authorities and then</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				prioritised for infrastructure spending. The latest CIL charging schedule can be viewed at http://www.south-norfolk.gov.uk/planning/5191.asp
DM MM4		14	Para 0.34	<i>Amend second bullet point as follows:</i> The Policy wording with the statutory development plan status is set out in bold in a text box.
DM MM5		14	New para 0.35	<i>Add new paragraph 0.35 to read:</i> <u>Review of the Plan</u> <u>The Council is committed to an early review of the South Norfolk Local Plan, which has already effectively begun with the preparation of a new Strategic Housing Market Assessment across five Norfolk districts (which is expected to be complete in 2015). For the avoidance of doubt, this will include an early review of the evidence for the supply and demand for pupil places across the District, including secondary education provision. This will involve working with the Local Education Authority and other providers of school places. The new or reviewed plan(s) will be adopted within five years of adoption of the Development Management Policies Document at the latest.</u>
DM		15	Para 1.4	<i>Amend second bullet point to say:</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
MM6				...planning obligations <u>and/or CIL</u>
DM MM7		17	Para 1.13	<i>Amend paragraph 1.13, from fifth line:</i> Neighbourhood Development Plans must be <u>in general conformity with the strategic policies in the Local Plan</u> consistent with the Strategic Policies in the Joint Core Strategy and Section 1 of this document. Where formally adopted, these Neighbourhood Development Plans can take precedence over the <u>existing non-strategic policies elsewhere in the Local Plan where they are in conflict.</u> , such as the Site Specific Allocations and Policies document. The Council will treat other local community led plans such as Village Design Statements and Village Plans as a material consideration in decision making.
DM MM8		19	Policy DM1.1	<i>Replace text in criteria d)ii as follows:</i> <u>Other national planning policy and guidance</u> Specific policies in international and national advice and guidance that indicate that development should be restricted or
DM MM9		20	Policy DM 1.1 notes	<i>Delete the last bullet point which links to the PINS 'model policy' on sustainable development</i>
DM		21	Policy DM1.2	<i>Replace text in criteria 1a) as follows:</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
MM10				<u>Directly relate to the development, necessary to make the development acceptable and fairly and reasonably related in scale and kind</u> is only necessary as a direct consequence of the development proposed: <i>Amend criteria 2a):</i> The delivery of sustainable development <u>as defined in the NPPE</u> (through compliance with the Policies of the Development Plan); <i>Replace text in criteria 2e) as follows:</i> <u>delivery of any other infrastructure requirements in a made Neighbourhood Plan</u> account is taken of other requirements set out in neighbourhood-community led plans.
DM MM11		22	Para 1.19	<i>Amend opening line of paragraph:</i> <u>One of the core principles of the National Planning Policy Framework is to ensure that development management decisions take account of different local areas, promote the vitality of urban areas and recognise the intrinsic character and beauty of the countryside, whilst supporting the rural communities within it. In this context,</u> the Joint Core Strategy...

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<i>And delete final bullet point in the footnotes to policy DM1.3 on page 25</i>
DM MM12		23	Para 1.22	<i>Add additional text to end of para 1.22</i> <u>...within the Cringleford Neighbourhood Development Plan. It should be noted that whilst development within the boundaries of settlements will in general be acceptable, there may be instances where land within development boundaries is at risk of flooding, particularly land within Flood Risk Zones 2 and 3. Development proposals in such cases will need to be considered against flood risk policy in the Joint Core Strategy and national policy and guidance.</u>
DM MM13	22790	23	Para 1.23	<i>At the end of the paragraph:</i> <u>...development proposals in the countryside will be supported by the Council. This could include agriculture buildings, development connected to outdoor sports facilities, small scale house extensions etc. In addition, development will generally be supported for school related development or other community facilities such as a GP surgery or a village hall where they are required and there are not suitable sites available within development boundaries.</u>
DM MM14		24	Para 1.27	<i>Amend beginning of paragraph:</i> <u>South Norfolk is a diverse district that is comprised of vibrant market towns and many rural villages. In order to protect and enhance the vitality of these settlements and to protect the surrounding open countryside from inappropriate</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>development, it is important to focus development in these settlements. Development boundaries are therefore proposed in which development will be encouraged, with more restrictive policies applying for land falling outside these boundaries.</u> <i>Remainder of paragraph to become new para 1.28 (with subsequent paragraphs renumbered):</i> <u>Much of the rural area of the district</u> much of which comprises agriculture land which is ... <i>Amend last sentence of new para 1.28:</i> <u>These are protected through the development boundaries referred to in paragraph 1.27 which focus development in existing settlements and only normally allow for development outside of these boundaries where it need to be protected and enhanced and development will not normally be permitted in the open countryside where this is necessary to meet specific needs of the rural economy or where development could not be reasonably be located elsewhere</u> and is carried out in accordance with specific policy requirements of the Development Management Policies.
DM MM15		25	Policy DM1.3	<i>Replace text in criteria 2c) as follows:</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>Where specific Development Management policies allow for development outside of development boundaries. It satisfies specific criteria in the Development Management Policies</u> or
DM MM16	22893	26	Para 1.29	<i>At the end of the paragraph:</i> ... and with local special interest groups and parish councils to prepare conservation appraisals of conservation areas. <u>Development proposals will also need to demonstrate that full regard has been given to the character of the Broads where they may have an impact.</u>
DM MM17		28	Policy DM1.4	<i>Amend criteria vi as follows:</i> Enhance, <u>re-use</u> and better reveal the significance of heritage assets and re-use buildings rather than demolish ; <i>Amend criteria vii as follows:</i> <u>Re-use buildings rather than demolish</u> , recycle building materials...
DM MM18		29	Supporting text to new Policy DM1.5	<i>After Notes for Policy DM1.4 add:</i> 1.5 Existing Commitments <u>1.35 In addition to the allocations in the plan, the housing supply is made up of</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>JCS current commitments as of 2008 and permissions granted since 2008 on non-allocated sites (i.e. post-2008 commitments). These all contribute to the JCS housing requirement and the latter specifically contribute to the new allocation requirement in para 5.23 of the JCS.</u> <u>1.36 It is important that the commitment sites with planning permission help contribute to the housing requirement set out in the JCS. Consequently, applications to renew or vary these permissions will be supported in principle, provided that they do not diverge significantly from the permission(s) originally granted.</u> <u>1.37 The policy applies to the planning permissions listed in paragraph 7.24 of the Site Specific Allocations and Policies document, paragraphs 5.8 and 5.11 of the Wymondham Area Action Plan and paragraph 5.21 of the submission version of the Long Stratton Area Action Plan. It should be noted that only permissions which are not complete or largely complete are listed and shown on the Policies Map as commitments.</u>
DM MM19		29	New Policy DM 1.5	<u>Policy DM 1.5 Existing Commitments</u> <u>If planning applications on sites currently identified as commitments or allocations in any of the South Norfolk Local Plan documents, as identified on the Policies Map, should lapse, then applications for the renewal of these permissions will be considered favourably in principle.</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>subject to consideration against other policies in the Development Plan.</u>
DM MM20		31	Below para 2.8	<i>New para 2.9 (subsequent paragraphs to be renumbered)</i> <u>In line with paragraph 25 of the National Planning Policy Framework, a sequential test is not required for small scale rural offices or other small scale rural development. Development of this nature is therefore an exception to criterion (7) of the policy. Criterion (8) provides the thresholds that are appropriate to South Norfolk.</u>
DM MM21		32	Policy DM2.1	<i>Amend criteria 7a and b to read:</i> a) Re-use redundant rural buildings and hard standings (see Policy DM 2.10), <u>and/or</u> b) Are located on sites well related to rural towns and villages and is demonstrated that there are no sequentially preferable sites available, <u>and/or</u>
DM MM22		34	Policy DM2.2	<i>Amend criteria 1)</i> 1) The Council will safeguard sites and buildings allocated or permitted for Business Class and other Employment Uses ...
DM		38	Policy DM2.4	<i>Amend third bullet point of criteria (1) of the policy:</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
MM23				Village and Local Centres – including groups and individual shops...
DM MM24	23077/ 22704	40	Para 2.27	<i>Below end of existing paragraph, begin new paragraph 2.28:</i> <u>Where new centres are proposed, shops and services should be provided at a suitable mix to satisfy local need. In appropriate cases more detail is given in the Site Specific Allocations and Policies Document.</u> <i>Renumber subsequent paragraphs in section 2 accordingly</i>
DM MM25		42	Policy DM2.5	<i>Amend last line of criteria (2):</i> ...available for Class A1 shop uses will not be permitted. <i>Amend last line of criteria (3) b)</i> ...available for Class A1 shop use. <i>Amend first line of criteria (4):</i> A change of use from Class A1 Shop will not be permitted... <i>Amend second line of criterion (5):</i> ...of a particular type of non-Class A1 shop uses...

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM26		44	Policy DM2.6	<i>Replace second paragraph</i> Typical opening hours will be applied in a planning application condition to set appropriate limits to the opening hours, subject to consideration of: <i>with</i> <u>Where necessary, a planning condition will be applied to planning approvals for such use to restrict opening hours to appropriate limits, subject to consideration of:</u>
DM MM27		45	Para 2.41	<i>Add to end of para 2.41:</i> <u>...considered under the terms of Policy DM 2.10. The demonstration of necessity is not intended to be onerous. A description of the intended development is usually sufficient for the purpose of this requirement.</u>
DM MM28		45	Policy DM2.7	<i>Amend criterion a)</i> a) The proposed is necessary for the purpose of agriculture and forestry within the farm unit <i>Amend criteria d)</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				d) It is designed to avoid serious <u>significant</u> adverse impact on the natural and local environment...
DM MM29		48	Policy DM2.8	<i>Amend title of policy to:</i> <u>Equestrian and other changes of use of agricultural land</u> <i>Amend Criteria (2) as follows:</i> Proposals to <u>change the use of agricultural land to land ancillary to residential dwellings will be permitted subject to</u> extend residential curtilage onto agricultural land will be positively considered, but with particular regard given to: c) <u>No significant</u> adverse impact on the character and visual appearance of the Countryside or availability of protective agricultural land; d) <u>No significant</u> adverse impact on public rights of way or the areas of urban / rural transition that provides the setting of settlements in the countryside; and e) The inclusion of appropriate boundary treatment that is in keeping with the rural character of the locality
DM		49	Policy DM2.9	<i>Amend the first bullet point of criterion (1) to read:</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
MM30				The unique and special attributes of the location; <u>or</u> <i>Second line of third bullet point in criterion (1):</i> ...and that it would <u>not</u> adversely affect the viability and vitality...
DM MM31			Para 2.60	<i>Amend para 2.60 from fourth line:</i> ...rural location. The dwelling must be appropriate and affordable and required to support a viable enterprise, and must meet the criteria below. <u>A financial test is necessary for this purpose and to avoid granting permission for dwellings in connection with enterprises which are unlikely to endure. In addition, the test should provide evidence of the size of dwelling which the unit can sustain. In most circumstances, the unit and the agricultural activity concerned should have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.</u> Housing for new enterprise may be supported under criterion f) below.
DM MM32		54	Policy DM2.11	<i>Amend the policy as follows:</i> In the case of <u>all</u> established enterprises:

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				a) There is a demonstrated functional need for one or more full-time workers to be readily available at all times for the enterprise; <u>and</u> b) The functional need could not be met by another dwelling in the area that is available and suitable: <u>In the case of established enterprises</u> c) The enterprise has been established for at least 3 years and is likely to remain financially viable for the foreseeable future; <u>and</u> d) The proposal does not represent a replacement of another dwelling on the site (or the former holding of which the site formed a part) that has been sold on the open market in the last five years; and e) The proposed dwelling is no larger than that required to meet the functional needs of the enterprise and is affordable from a viable income derived from the enterprise in the long term. <u>In the case of new enterprises</u> f) <u>New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable and is likely to remain viable for the foreseeable future.</u> If there has been insufficient time to demonstrate financial soundness, permission may be granted for a temporary dwelling in the form of a residential caravan, mobile home or other prefabricated structure which can be easily

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				dismantled and removed from the site. (2) ... <i>Delete the first footnote</i>
DM MM33		56	Policy DM2.12	<i>Amend second line of criteria (1) to read:</i> ...holiday accommodation will be <u>required, unless specific justification is provided</u>, encouraged to locate within...
DM MM34		58-60	Policy DM3.1 supporting text	<i>Delete all supporting text, and re-locate other supporting text within the reasoned justification for Policy DM 3.9 (see DM MM44)</i>
DM MM35		58-60	Policy DM3.1	<i>Delete Policy DM 3.1 and subsequent policy notes and re-number all subsequent policies</i>
DM MM36		61	Para 3.13	<i>Add to end of paragraph:</i> ...or provision of sites for 'self-build'. <u>Developments should aim to provide a mix of housing to contribute to the identified need. This will be provided proportionality, as it is recognised that smaller sites will be less able to provide a mix of dwelling types.</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM37		63	Policy DM3.2	<i>Amend policy DM3.2</i> All housing proposals should help <u>must include</u> contribute to a range of dwelling type and bed spaces to meet the requirements of different households, as identified <u>through the current Strategic Housing Market Assessment</u> in evidence in the housing market. On all qualifying sites (see Joint Core Strategy Policy 4) the affordable homes to be provided will be specified in terms of the number of dwellings and the bed spaces, type, tenure and design standards, all to be agreed with the Council. <i>Additional paragraph at end of policy</i> <u>The policy will be applied to all sites and proposals which, individually or as part of a wider but contiguous site in the same ownership and or control, could accommodate a level of development that would meet or exceed the thresholds in Joint Core Strategy Policy 4 in relation to affordable housing.</u>
DM MM38		68	Policy DM3.4	<i>Amend criteria c) & d) of Policy DM 3.4</i> c) Site for mixed residential and business uses must be suitably designed with regards to the safety and amenity of the occupants, the neighbouring community and protection of the local environment.

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				d) The development should not have a serious <u>significant</u> adverse impact ... <i>Amend criterion g):</i> g) There <u>Consideration</u> should be given as to whether there is adequate capacity available in local infrastructure and services <u>and potential measures to remedy any lack of capacity</u> <i>Amend criterion i)</i> i) Located in an area of <u>Flood Zone 3 or on a site in Flood Zone 2 where an exception test concludes that development is not appropriate,</u> functional flood plain or high risk of flooding (Zone 2, 3a or 3b) or <i>Replace Criterion 2:</i> Proposals for temporary planning permission for Gypsy and Traveller sites will be assessed with additional flexibility to one or more of the key considerations a) to h) in the circumstances of: n) A lack of availability of a five-year supply of deliverable sites for Gypsies and

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				Travellers in the district; and e) A lack of an alternative site. <i>With the following:</i> <u>Where there is no five-year supply of deliverable sites for Gypsies and Travellers in the district and / or no alternative site, these are factors that will be weighed in favour of the proposal and balanced against any harm. In doing so the key considerations in criteria a) to h) will be applied with flexibility.</u>
DM MM39		71	Para 3.39	<i>Amend first sentence of para 3.39:</i> The Council may <u>impose appropriate conditions</u> or in exceptional <u>circumstances</u> remove permitted development rights or impose appropriate planning conditions to protect the amenities of adjoining <u>properties</u> occupiers. For example, removing permitted development rights to insert new or alter existing windows and balconies in order to protect the amenities of adjoining occupiers
DM MM40		72	Policy DM3.5	Delete criterion e) and last paragraph e) Adequate levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other pollutants.

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				All development proposals are advised to have regards to the Supplementary Guidance prepared by the Council.
DM MM41		73	Para 3.49 & DM3.6	<i>Amend para 3.49 as follows:</i> The Council may <u>impose appropriate conditions</u> or in exceptional circumstances remove permitted development rights or impose appropriate planning conditions to protect the amenities of adjoining <u>properties</u> occupiers. <i>Delete final paragraph of policy:</i> All development proposals are advised to have regard to the Supplementary Guidance prepared by the Council.
DM MM42		75	Policy DM3.7	<i>Amend criterion a)</i> a) The design and scale of the resultant development must be compatible with the character <u>and appearance</u>, and the landscape setting...
DM MM43		76-77	Policy DM3.8	<i>Remove last sentence of 1st para:</i> ... This will require the annexe to have a scale, shared facilities and spatial relationship to the main dwelling that does not facilitate its future severance from the main dwelling.

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<i>Remove third para:</i> Where annexes are proposed which do not comply with the above requirements, they will be assessed as a sub-division of the plot to create independent dwellings under development plan policies.
DM MM44		78-79	Policy DM 3.9	<i>Add additional supporting text as new paras 3.63-3.65 and re-number all subsequent paras:</i> <u>3.63 Good quality housing should provide for internal and external accommodation that is fit for purpose and suitable for its intended occupants. Homes must be designed to meet the demands of everyday life and offer the flexibility and potential to be occupied by households with different needs over time.</u> <u>3.64 Buildings that perform better than the minimum environmental standards are more sustainable in the long term, particularly in respect of sound insulation and energy efficiency. Well- proportioned rooms with good levels of natural light provide a better quality of life for occupiers, and will also be adaptable to meet changing circumstances over time.</u> <u>3.65 The outdoor space around new homes may be provided as private gardens or as a communal amenity space. It should however be integral</u>

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				to the overall residential design of the development and form a key part of the overall design of the site. Detailed guidance on the design and quality of outdoor space and arrangements of housing is set out in the <u>South Norfolk Place-Making Guide</u>. Provision of parking, refuse storage and utility space should not be detrimental to the provision of suitable external amenity space; detailed guidance is referred to in the <u>Notes below</u>.
DM MM45	252 / 253	78-79	Policy DM3.9	<i>Amend the last sentence of criterion (2)</i> A masterplan may also be appropriate <u>will also be required</u> for sites of less than 500 dwellings...” <i>Add new criterion (3):</i> <u>Dwellings should be designed so that internal spaces are suitable, adaptable and will be able to accommodate a range of residents over time.</u> <i>Add additional wording to the first paragraph of criterion (3) (now 4):</i> Planning permission will be granted for development that has been designed to, <u>where relevant to the proposed development</u>, respect adjoining structures, spaces, routes and local landscape; provide an attractive, accessible and safe

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				environment; and conform to the following criteria: <i>Amend criterion (f)</i> ...and wherever possible designed around a Sustainable Drainage <u>System</u>;
DM MM46	254/255	81	DM3.10	<i>Amend third line of criterion (1)</i> ...character and appearance of their location <u>and the building</u>, having regard to their... <i>Amend criterion (3)</i> Illuminated advertisement and signs will not be permitted outside defined Town Centres and other commercial areas Which may have to be visited after dark <u>where safety and amenity of the surrounding area is adversely affected</u>.
DM MM47	258	83	DM3.11	<i>Amend criteria (2):</i> Inside the Norwich Policy Area development should maximise opportunities to use sustainable modes of transport and support the proposals of the Norwich Area Transportation Strategy.
DM MM48		86	Para 3.86	<i>Amend paragraph 3.86:</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>In considering appropriate levels of parking, reference will be given to Norfolk County Council's parking standards. Residential parking standards will be taken into account where necessary to manage the local road network. However, they will be applied flexibly having regard to local circumstances.</u> The Council's parking standards closely follow those prepared by the Highways Authority, but making clear that residential parking standards are regarded as fully necessary and will almost always be applied as 'minimum standards', whereas all other standards will be applied as 'maximum standards'. The standards include provision for people with disabilities.
DM MM49		87	Policy DM3.13	<i>Amend policy wording:</i> Planning permission will only be granted where appropriate parking provision is provided by the developer to serve the needs of the proposed development. Development proposals should make parking provision for vehicle and cycle parking in accordance with the Council's parking standards, including the provision for parking for electric vehicles and people with disabilities. <u>Development should provide sufficient parking to avoid highway safety problems and to protect living and working conditions locally. In decision making, consideration will be given to local parking / highway conditions.</u> The appropriate parking provision for a development will be determined using the parking standards adopted by the Council as a 'starting point' which may be varied to reflect local conditions such as the availability of public parking,

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				sustainable travel modes, Travel Plan provisions, and design and conservation objectives.
DM MM50		95	Para 3.110	<i>Amend para 3.110:</i> <u>The provision of suitable open space is critical to successful development. In order to ensure adequate open space provision, regard should be given to the Council's supplementary guidelines for Recreational Open Space Requirements for Residential Areas (or any subsequent version) which</u> set out the standards required of new housing development. The open space provided may link to and form a multi-function role as part of the network of green infrastructure strategy promoted by the Joint Core Strategy, and well connected to routes for pedestrians and cyclists. Some other forms of development may also need to make some form of publically accessible open space provision.
DM MM51		96	Policy DM3.16	<i>Amend policy wording:</i> New housing development will be required to provide <u>adequate for outdoor play facilities and recreational open space commensurate with the level of development proposed in order to meet the needs of occupants based on the Council's adopted standards set out in supplementary guidance.</u> Development must not result in a net quantitative or qualitative loss of existing

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				open space <u>unless it can be demonstrated that there is a surplus of amenity space.</u>
DM MM52		97-98	Policy DM3.17	<i>Retain criterion (2) but replace criterion (1) with the following:</i> <u>(1) The change of use of existing community facilities will only be permitted where it can be demonstrated that:</u> a) <u>Adequate other facilities exist within a reasonable distance to meet local needs; or</u> b) <u>No reasonable prospect of continued viable use which can be demonstrated through:</u> i) <u>Six months of marketing for the permitted and similar uses, using an appropriate agent;</u> ii) <u>Confirmation that it has been offered on a range of terms agreed to be reasonable on the advice of an independent qualified assessor; and</u> iii) <u>Regard to future plans for the area including community led plans.</u> <u>** Important local community services and facilities include ... (para to remain)</u>
DM MM53				Note: There is no main modification with this number
DM MM54				Note: there is no main modification with this number

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM55		100	Policy DM4.1 and supporting text	<i>Delete this policy and its supporting text</i>
DM MM56	275	102	Supporting text to policy DM 4.2	<i>Delete paragraphs 4.11 and 4.12 and replace with:</i> <u>This policy applies to all renewable energy proposals except wind energy development. Proposals for wind energy development will be considered against national policy in the Ministerial Statement of 18 June 2015 and guidance in the PPG. In reviewing the Local Plan, the Council will seek to identify whether there are any appropriate sites within the district that are suitable for wind energy development. This review of the Local Plan will be completed and adopted within five years of the adoption of this Plan, as stated in paragraph 0.35.</u> <i>Add new paragraph 4.15:</i> <u>In applying Policy DM 4.2 in the consideration of renewable energy proposals, particular regard must also be had to Policy DM 4.11 and any impacts on heritage assets, particularly listed buildings and conservation areas.</u>
DM MM57	23075	102 - 103	Policy DM4.2	<i>Amend 1st line of 1st paragraph of criterion (1)</i> <u>Proposals for renewable energy development requiring planning permission,</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>other than proposals for wind energy development</u>, will be supported and considered... <i>Replace 2nd paragraph of criterion (1) with:</i> <u>The effect of the proposal will be considered on:</u> a) <u>The character and appearance of the landscape;</u> b) <u>Designated and undesignated heritage assets;</u> c) <u>The amenities and living conditions of nearby residents by way of noise, outlook, and overbearing effect or unacceptable risk to health or amenity by way of other pollutants such as dust and odour.</u> <u>Permission will be granted where there are no significant adverse effects or where any adverse effects are outweighed by the benefits. When attributing weight to any harm, including heritage assets regard will be given to national policy and guidance, statutory duty and legislation, and other policies in the Local Plan including Policy DM4.11.</u> <i>Delete criteria (2) (renumbering criteria (3) as a consequence).</i>
DM MM58		104	Para 4.20	<i>Add text in Reasoned Justification (add new para after para 4.20):</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>A sewage capacity assessment should be prepared proportionately in relation to the nature of the development, particularly where there are known capacity problems and for more major developments.</u>
DM MM59	280	105	Policy DM4.3	<i>Amend wording to 3) c)</i> 3) c) Must be served by separate surface water and foul wastewater drainage. No new development (including redevelopment) will be permitted to discharge surface water runoff to foul drainage connections or combined sewers, <u>unless it can be demonstrated that separate surface water drainage is not available and cannot be practicably provided.</u>
DM MM60	283	112	DM 4.5	<i>Amend final sentence of criteria a)</i> International, national and county-wide level <u>sites</u> will be accorded the highest levels of priority. <i>Amend first line of criterion b):</i> At the Important Local Open Spaces identified <u>in paragraphs 4.36-4.46 and on Maps 4.5 (1) – (6)...</u>
DM MM61		114	Para 4.55	<i>Add to end of para 4.55:</i> ...through good design. <u>Development proposals will be expected to</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>demonstrate how they have taken into account the key findings from the 2001 South Norfolk Landscape Assessment as updated by the 2012 review. This will be particularly relevant when the development sits in a location with distinctive and sensitive landscape characteristics.</u>
DM MM62		115	Policy DM4.6	<i>Amend 3rd line of policy text:</i> ...would cause <u>significant</u> serious adverse impact...
DM MM63		119	Below para 4.69	<i>New para 4.70 (with subsequent paragraphs renumbered) :</i> <u>Within 'Strategic Gaps', development that would result in a loss of the sense of openness and which diminishes the gap between the settlements in question will be resisted. However, some types of development may be acceptable. Forms of development that may be acceptable (so long as they preserve the openness of the Gap), include buildings for agriculture or forestry (where planning permission is required), facilities for outdoor sport and recreation cemeteries and extensions to, or replacement of, existing buildings, provided they are in keeping with the scale of the original building.</u>
DM MM64		122	Policy DM4.9	<i>Amend 3rd para of policy:</i> ...the appropriate management of protected <u>and other significant</u> trees and hedgerows, unless the need...

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM65		123	Para 4.79	<i>Amend para 4.79:</i> <u>Where possible</u>, new development will be required to incorporate areas for Sustainable Drainage Systems ...
DM MM66		123	Policy DM4.10	<i>Amend first paragraph, first line:</i> <u>Where appropriate</u>, detailed development proposals must demonstrate... <i>Amend third paragraph, second line of policy text:</i> ...boundary treatments etc) will reflect <u>and where possible enhance</u> locally distinctive character and...
DM MM67	297	125	Supporting text to DM 4.11	<i>Add additional paragraph under reasoned justification:</i> <u>4.87 In considering whether to grant planning permission for development which affects a listing building or its setting, s66 (1) of the Listed Buildings Act 1990 requires that the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. S72 of the Act requires that in the exercise of planning and certain other stated statutory functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Applications will be</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>considered as to whether they result in substantial harm or less than substantial harm as set out in the NPPF.</u>
DM MM68	297	125	Policy DM4.11	<i>Amend policy wording:</i> All development proposals must have regard to the historic environment and take account of the contribution <u>which</u> heritage assets make to the character <u>significance</u> of an area and its sense of place, <u>as</u> defined by reference to the national and local evidence base relating to heritage. Change of use, alterations and extensions or that otherwise affecting the setting or character <u>significance</u> of a heritage asset, <u>including its setting</u>, must have regard to, and positively respond to, the <u>that</u> significance. of any heritage assets that may be affected. Proposals must sustain, <u>and where possible</u> enhance and better reveal the significance of the heritage asset and make a positive contribution to local distinctiveness. Proposals must show how the significance of the heritage asset has been assessed and taken into account by reference to the Historic Environment Record, suitable expertise and other evidence/research as may be necessary. <u>Considerable importance and weight must be given to the desirability of</u>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<u>preserving listed buildings, their settings and the character and appearance of conservation areas. Development should avoid causing any loss to a heritage asset, or harm to it. Substantial harm or total loss will only be justified where it can be demonstrated that it is necessary to achieve substantial public benefits or where the retention of the asset in its existing use is unsustainable, no viable alternatives can be identified and the harm or loss is outweighed by the benefits of bringing the site back into use.</u> <u>Less than substantial harm will only be justified where there are public benefits that outweigh the harm. In carrying out this planning balance, less than substantial harm will be afforded considerable importance and weight.</u> Proposals which adversely affect <u>result in harm to</u> the significance of a designated heritage asset will only exceptionally be permitted where clear and convincing justification is provided, and: a) Substantial public benefits arise from the proposal; and b) Retention of the asset in its existing use or form is unsustainable and no viable alternatives can be identified.
DM MM69	23080	163	Policy DM4.7, Policies Map and Map DM4.7	<i>Amend Policy DM4.7, main Policies Map and relevant policies inset maps to:</i> • <i>remove land allocated for residential development in the ‘made’ Cringleford Neighbourhood Development Plan from the NSBLPZ</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				• <i>remove allocations at Trowse and Keswick and land within the development boundary at Swardeston from the NSBLPZ</i> • <i>designate land at Colney Hall that was previously allocated and in the South Norfolk Local Plan 2003 and proposed for allocation at the Preferred Options stage as part of the NSBLPZ</i>
DM MM70	23081	164	Policy DM4.8 and Map DM4.8(1)	<i>Strategic gap between Hethersett and Cringleford</i> <i>Amend Policy DM4.8 by amending the boundary of the Strategic Gap so that Burnthouse Lane forms the western edge of the gap as recommended in examination library document B148, whilst the eastern edge of the gap is the south-western boundary of the allocation in the Cringleford NDP (145 metres from the A47)</i>
DM MM71		165	Policy DM4.8, Map DM4.8(2) & Policies Map & WAAP Policies Map	<i>Strategic gap between Wymondham and Hethersett</i> <i>Amend Policy DM.4.8 by amending the boundary of the Strategic Gap to exclude the field to the north of the ‘Carpenters Barn housing area’. Redraw the Strategic Gap boundary so that it runs from the north-eastern part of the Carpenter’s Barn site towards the southern extent of ‘The Wong’.</i>
DM	269	134	6.1 Glossary	<i>Amend definition of “Environmental Assets”.</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
MM72				Environmental assets A site, place, area of land, landform or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its environmental interest, <u>contribution to the character of the area</u> or sensitivity to development. Environmental assets include <u>nationally and locally</u> designated assets and other assets identified by the local planning authority. <i>Add definition for “Recreational Open Space” under glossary:</i> <u>Recreational Open Space</u> <u>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 act as a visual amenity.</u>
DM MM73			New Annex 2	<i>Add list of policies to be superseded (see Annex 2 at bottom of this document)</i>

Annex 2: Saved South Norfolk Local Plan Policies to be replaced

The following is the list of South Norfolk Local Plan 2003 which remain in use as of April 2014 and form part of the development plan for South Norfolk, together with the Joint Core Strategy and Cringleford Neighbourhood Development Plan and which will be superseded upon adoption of the Development Management Policies Local Plan document.

Policy	Title
ENV2	Areas of open land which maintain a physical separation between settlements within the Norwich area
ENV3	River Valleys
ENV5	Historic Parklands
ENV6	Areas which contribute to maintaining the landscape setting of the Southern Bypass of the City
ENV8	Development in the open countryside
ENV9	Nationally and locally important archaeological remains
ENV10	Historic hedgerow pattern – Dickleburgh
ENV13	Sites of regional and local nature conservation interest and geological / geomorphological value
ENV14	Habitat protection
ENV15	Species protection
ENV17	Public access to sites of nature conservation value
ENV19	Tree Preservation Orders
ENV20	Village greens and commons
ENV21	Protection of land for agriculture
ENV22	Countryside projects
IMP2	Landscaping
IMP3	Protection of important spaces
IMP4	Important frontages
IMP5	Streetscape
IMP6	Visual impact of parked cars
IMP8	Safe and free flow of traffic

IMP9	Residential amenity
IMP10	Noise
IMP11	Demolition of Listed Buildings
IMP12	Redevelopment following demolition of Listed Buildings
IMP13	Alteration of Listed Buildings
IMP14	Buildings at Risk
IMP15	Setting of Listed Buildings
IMP16	Demolition in Conservation Areas
IMP17	Alterations and extensions in Conservation Areas
IMP18	Development in Conservation Areas
IMP19	Advertisements
IMP20	Shopfronts
IMP21	Illuminated advertisements
IMP22	Corporate signs
IMP23	Control of advertisements in the open countryside
IMP24	Illuminated advertisements in the open countryside
IMP25	Outdoor lighting
EMP1	Employment land allocations
EMP2	Distribution, nature and scale of employment development on unidentified sites
EMP3	Adaptation and re-use of rural buildings for employment purposes
EMP4	Employment development outside the Development Limits and Village Boundaries of identified towns and villages
EMP5	Agricultural development
EMP6	Alterations and extensions to existing business premises

EMP7	The retention of rural employment and services
EMP8	Farm diversification schemes
SHO2	Retail development – impact test
SHO3	Retail development at the Longwater retail park
SHO4	Town centres
SHO5	Mix of uses within Central Business Areas
SHO6	Secondary Shopping Areas
SHO7	Conversion of floorspace on upper floors
SHO8	Local and rural shops and services
SHO9	Shop sites in major residential development
SHO10	Class A3 uses outside the defined Central Business Areas
SHO11	Class A3 uses – control over hours of operation
TOU2	Tourism development – sequential test
TOU3	Tourism development – impact test
TOU4	Hotel development
TOU5	Conversion of large houses to hotel uses
TOU6	Self-catering holiday accommodation
TOU7	Conversion of buildings in the open countryside to self-catering holiday accommodation
TOU8	Caravan sites
LEI1	Extension and noisy leisure uses
LEI2	Village halls and small scale leisure facilities
LEI4	Indoor leisure facilities – sequential test
LEI5	Indoor leisure facilities – impact test
LEI6	Smaller scale leisure facilities

LEI7	Open space provision in new development
LEI8	Loss of recreational or amenity land
LEI9	Joint provision and dual use of recreation facilities
LEI10	Public access through countryside projects
LEI11	Water based recreational facilities
LEI12	Costessey Pits
LEI13	Royal Norfolk Showground
LEI14	Keeping of horses for recreational purposes
HOU2	Overall distribution of site specific housing land allocations
HOU3	Strategic Land Reserve
HOU4	Residential development within the defined Development Limits of the Norwich Policy Area settlements, and at selected locations along strategic routes
HOU5	Residential development within the defined Development Limits of specified towns
HOU6	Development within defined Development Limits of specified large villages
HOU7	Development within defined boundaries of small villages
HOU8	Agricultural and forestry dwellings
HOU9	Dwellings for other rural enterprises
HOU10	Adaptation and re-use of existing rural buildings for residential purposes
HOU11	Replacement dwellings
HOU14	Extensions to dwellings in the open countryside
HOU16	Conversion / subdivision of large properties
HOU17	Residential use of upper floors

HOU18	Loss of residential accommodation
HOU19	Extensions to existing dwellings
HOU20	Extensions to dwellings, overlooking
HOU21	Annexes
HOU22	Mobile homes
UTL6	Major telecommunications facilities and electricity pylon lines
UTL7	Development by code system operators
UTL9	Childcare facilities
UTL12	Hazardous installations and underground pipelines
UTL13	Renewable energy
UTL14	Waste collection and recycling
UTL15	Contaminated land
TRA1	Provision of pedestrian links
TRA2	Safeguarding of the cycle network
TRA3	Provision of cycling facilities
TRA5	Safeguarding of Park and Ride sites
TRA6	Protection of railway routes
TRA7	Safeguarding of sites with potential for use as rail freight terminals
TRA9	A140 improvements
TRA13	Corridors of movement
TRA15	Service areas and petrol filling stations
TRA16	Road improvement, traffic management and pedestrian proposals
TRA17	Off-site road improvements
TRA18	Off-street parking provision
TRA19	Parking standards

