

List of Additional Modifications and Potential Main Modifications Arising from the Statements of Common Ground (SoCG) and the Level 2 Strategic Flood Risk Assessment NaFRA2 Addendum (May 2025)

July 2025

Introduction

1. This schedule is in three parts:

- Part 1 identifies Additional Modifications (AMs) and comprises factual updates and typographical errors which the Council has become aware of within the submission version document since the close of the Regulation-19 Addendum publication period.
- Part 2 of this document sets out potential Main Modifications (MMs) that have been identified during discussions with technical consultees as part of the preparation of the Statements of Common Ground (which can be found in the Duty to Cooperate Statement submitted as part of the main Evidence Base to the Plan).
- Part 3 of the document sets out the potential Main Modifications that the Council has identified following the production of (a) the Strategic Flood Risk Assessment Addendum which has been prepared to support the VCHAP following the publication of the NaFRA2 mapping by the Environment Agency in early 2025.

2. Regarding Part 2, whilst many of the matters raised by technical consultees have been addressed to the satisfaction of both parties in the Statements of Common Ground, a number of matters remain unresolved. All issues (resolved and unresolved) are included in the main Statements of Common Ground. However, for ease of reference, for those unresolved issues where the Council would not object to a Main Modification, these have also been repeated below as **potential** modifications.

3. Although the Council has included these issues in this document as potential Main Modifications to the Village Clusters Housing Allocations Plan, **it remains of the opinion that the proposed wording included in the Submission Plan is sound and therefore does not require amendment.**

4. Notwithstanding the above, and in recognition of the comments of the technical consultees (Anglian Water, the Broads Authority, Historic England and Norfolk County Council), the Council would support the MMs each consultee has proposed, should the Inspector consider that they would improve the clarity and preciseness of the Plan.

5. With reference to the potential modifications set out in Part 3 of this document, the Council recognises that the publication of the updated data by the Environment Agency has resulted in some alterations to the flood risks associated with sites included in the Submission Plan. In the majority of cases the flood risk has reduced. In areas where flood risk has increased, the Council considers that the allocation sites remain developable and sound. The Council is mindful of the limitations of the new data and considers that the earlier wording set out in the 2024 Regulation 19 version of the Plan generally represents a more precautionary approach to the assessment of flood risk within the VCHAP and therefore the Plan remains sound. However, within Part 3 of this document, the Council has set out those potential main modifications arising from the 2025 NaFRA2 mapping should the Inspector consider that it is appropriate to make these changes to the submission version of the Plan. The Council is mindful that these potential modifications have not, at this stage, had the benefit of consultation with technical consultees, including the Lead Local Flood Authority and the Environment Agency.

6. These modifications are put forward without prejudice to the Inspector's final conclusions on the Plan.

7. The modifications in Part 1 and Part 2 below are expressed in the conventional form of ~~strike through~~ for deletions and underlining for additions of text. All MMs are set out in the order in which they appear in each Statement of Common Ground (typically by representation order number). Those modifications arising from the NaFRA2 data update follow the order of sites as set out in the Level 2 SFRA NaFRA Addendum.
8. The page numbers and paragraph numbering below refers to the submission version of the Plan ('Regulation 19 Pre-submission Draft including Addendum South Norfolk Village Cluster Housing Allocations Plan, July 2024') and does not take account of the deletion or addition of text.

Part 1: Additional Modifications (AMs)

Ref	Page	Policy/ Paragraph	Additional Modification
	1	Logo	Replace the South Norfolk Council logo with the Council's updated logo
	28	3.12	<p>Deletion of an erroneous 'as':</p> <p>Local concerns were raised regarding drainage issues within the locality. Anglian Water confirmed that improvements to the local pumping station were timetabled for late 2022. Moreover, issues derive primarily from surface water ingress into the foul water system, as such as development with a suitable Sustainable Drainage Strategy (SuDS) should not create any further issues.</p>
	38	VC BAR2	Correction to 'Policy VC BAR2 – Land at Chapel Street' heading to 'Heading 2' font style
	42	5.11	<p>Deletion of an erroneous full-stop after 'Anglian Water':</p> <p>Early discussions with Anglian Water: are recommended regarding the capacity of the local Water Recycling Centre (WRC) to accommodate the cumulative development in the catchment, which may require the phasing of this site until the capacity is available.</p>

Ref	Page	Policy/ Paragraph	Additional Modification
	57	9.8	<p>Subdivision and amendment of the current paragraph 9.8 as follows:</p> <p>9.8 Due to the potential presence of Anglian Water infrastructure across the site, the limited connection potential of the current vacuum sewer system and the possible need to phase development connecting to the Forncett Wastewater Recycling Centre, developers are advised to engage with Anglian Water at any <u>an</u> early stage in the design process.</p> <p><u>9.9</u> The site is in an area identified as being within Groundwater Source Protection Zone 3. Site developers will be required to liaise with the Environment Agency to ensure that water quality is not adversely affected however this does not preclude development of the site.</p>
	57	9.11	<p>Subdivision of the current paragraph 9.11 as follows:</p> <p>9.11 The existing landscape gap provides an element of relief within the streetscene, providing open views across the wider agricultural landscape to the north-east. The flat topography of the site, combined with the distant wooded areas to the north result in long views from Bunwell Street at present. However, the road frontage is limited in width and is constrained by existing residential development to the east and west. As such, the significance of this gap as well as its value within the streetscene is limited by these factors.</p> <p><u>9.12</u> Long distance views back towards the site from Public Rights of Way Bunwell FP1 and FP2 to the north and east will not be significantly impacted as the new development will be seen in the context of the existing built form of the settlement. Bunwell FP5 emerges onto Bunwell Street directly opposite the site and therefore there will be some visual impact experienced by the users of this footpath. To address this, as well as to protect the residential amenities of the occupiers to the east, the allocation policy requires an area of open space to be incorporated into the site layout within the eastern section of the site. This area of open space will also ensure that some limited views across the wider landscape are retained. If possible whilst ensuring highways safety, the existing frontage hedgerow along this section of the site frontage should be protected and retained.</p>

Ref	Page	Policy/ Paragraph	Additional Modification
	75	VC EAR2	Correction to the font of EAR2 heading to 'Heading 2' font style
	77	VC EAR2	Correction to the font 'Policy VC EAR2 – Land north of The Street, Earsham' to 'Heading 2' font style
	84	VC GIL1	Correction to the policy text to be all black coloured text
	131	VC NEW1	Replacement of semi-colon with a full stop as follows: <ul style="list-style-type: none"> • Liaison with Anglian Water regarding foul water capacity and the potential need to phase the site to later in the plan period;
	149	VC SEE1	Insertion of additional paragraph to read: <u>33.12 The site is allocated for a minimum of 12 dwellings on 0.53ha of land. This reflects the requirement for a linear form of housing to complement the existing character of the area.</u>
	153	34.15	Correction the final sentence of paragraph 34.15 to read: An area of potential traditional orchard priority habitat has been identified as lying adjacent to the western <u>south-eastern</u> boundary of the site and opportunities to enhance this area could be considered as part development of this site, securing additional biodiversity gain.
	165	37.10	Deletion of the final sentence of paragraph 37.10 as follows: adjacent to the existing farm access.
	165 – 166		Update to the text to all black coloured text

Ref	Page	Policy/ Paragraph	Additional Modification
	171	VC TAS1	<p>Insertion of additional paragraph to read:</p> <p><u>38.11 The site is allocated for approximately 20 dwellings on 1.2ha of land. This reflects both the on- and off-site constraints identified above, including the requirement to retain land for the expansion of the adjacent primary school, the creation of a connecting vehicular access through the site to Henry Preston Road and the requirement to safeguard views towards Old Hall Farmhouse through the site.</u></p>
	171	VC TAS1	<p>Correction of the formatting of policy criterion 4 to subdivide the criteria:</p> <ul style="list-style-type: none"> • The Historic Environment Record to be engaged at an early stage and planning applications supported by archaeological assessment, including the results of field evaluation where appropriate; • The existing woodland to the northern end of the site is protected and enhanced; and
	182	VC TIV1	<p>Correction of the opening line of the policy text to read:</p> <p><u>1 hectare</u> 1.5 hectares is allocated for approximately 20 homes</p>
	186	43.21	<p>Correction of the final sentence of paragraph 43.21 to read:</p> <p><u>In addition, 186</u> 186 <u>addition</u> liaison with the Historical Environment Service will be required as part of the planning application process to determine the requirement for archaeological investigation.</p>
	14 + 15	A.29 + A.34	<p>Replacement of references to a 'Stage 1 Strategic Flood Risk Assessment' with a 'Level 1 Strategic Flood Risk Assessment'.</p>

	14 + 16 + 22 + 23 + 35 + 42 + 43 + 49 + 53 + 54 + 69 + 70 + 71 + 72 + 74 + 77 + 78 + 84 + 89 + 90 + 124 + 125 + 126 + 127 + 128 + 128 + 135 + 136 + 152 + 155 + 177 + 178 + 194 +	A.29 + A.34 + 2.12 + VC ALP1 + 4.17 + 5.10 + VC BB1 + 7.8 + 8.12 + VC BRO1 + 13.17 + VC DIT1REV + 13.26 + VC BRM1 14.8 + 14.17 + VC EAR2 + VC GIL1REV + 17.18 + VC HAL1 + 26.17 + VC NEE1 + 26.26 + VC WOR1 + 26.29 + VC WOR2 + 28.11 + VC PSM1 + VC SPO1REV + VC SPO2 + 40.17 + VC THU2 + 45.8 +	Replacement of references to a 'Stage 2 Strategic Flood Risk Assessment' with a 'Level 2 Strategic Flood Risk Assessment'.
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Ref	Page	Policy/ Paragraph	Additional Modification
	195 + 200 + 201 + 202 + 209 + 210	VC WIC1REV + 46.10 + 46.15 + VC WIN2 + 48.11 + VC ASH1	
		Barford Policy Map	Correction to the Barford policy map to remove the 2015 site allocation from the settlement limits for the village, and include a previous windfall development to the east of the village. (Note: The 2023 Regulation-19 policy map for Barford correctly excluded the 2015 site allocation but this was erroneously included in the 2024 Regulation-19 Addendum policy map).
		Bawburgh Policy Map	Amend the site reference label to read: VC BAW1REV4
		Brooke Policy Map	Correction to the Brooke policy map to remove the site label and site infill colour for SN0020SL
		Hempnall Policy Map	Repositioning of the site label 'VC HEM1' to improve clarity of the map
		Tasburgh Policy Map	Correction to the Tasburgh policy map to include Lower Tasburgh (Note: the 2023 Regulation-19 policy map for Tasburgh correctly included this area but it was mistakenly recentred in the 2024 Regulation-19 Addendum policy map)

Part 2: Potential Main Modifications (MMs) Arising from the Statements of Common Ground

Table 2.1: Schedule of Potential Main Modifications extracted from the Anglian Water Statement of Common Ground

Ref	Page	Policy/ Paragraph	Potential Main Modification
	28	3.12	<p>Amendments to paragraph 3.12 to read:</p> <p>Local concerns were raised regarding drainage issues within the locality. Anglian Water confirmed that improvements to the local pumping station were timetabled for late 2022 <u>and developers are encouraged to enter into early engagement with Anglian Water to determine the available capacity at the wastewater recycling centre.</u> Moreover, issues It is noted however that issues derive primarily from surface water ingress into the foul water system, as such as development with a suitable Sustainable Drainage Strategy (SuDS) should not create any further issues.</p>
	28-29	VC ASL1	<p>Additional policy criterion to be added to VC ASL1 to read:</p> <ul style="list-style-type: none"> • <u>Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network</u>
	42	5.11	<p>Amendments to paragraph 5.11 to read:</p> <p>Early discussions with Anglian Water- are recommended regarding the capacity of the local Water Recycling Centre (WRC) to accommodate the cumulative development within <u>the catchment, which may require the phasing of this site until the capacity is available.</u></p>
	43	VC BB1	<p>Amendment to policy criterion 7 of VC BB1 to read:</p> <ul style="list-style-type: none"> • <u>Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.</u> regarding the capacity of the receiving water recycling centre and the need to phase the site until capacity is available.

Ref	Page	Policy/ Paragraph	Potential Main Modification
	57	9.8	<p>Amendment to paragraph 9.8 to read:</p> <p>Due to the potential presence of Anglian Water infrastructure across the site, the limited connection potential of the current vacuum sewer system and the possible need to phase development connecting to the Forncett Wastewater Recycling Centre, developers are advised to engage with Anglian Water at any early stage in the design process. <u>Upgrade works may be required to the vacuum network.</u></p>
	59	New paragraph to be inserted	<p>Additional supporting text paragraph to be inserted between current paragraphs 9.13 and 9.14 to read:</p> <p><u>Developers are advised to engage with Anglian Water at an early stage in the design process due to the potential limited connection capacity of the current vacuum sewer system. Upgrade works may be required to the vacuum network.</u></p>
	124	26.18	<p>Amendment to paragraph 26.18 to read:</p> <p>The site currently has no network connectivity the sewer system, therefore early engagement with Anglian Water and the Environment Agency is recommended regarding the <u>on-site options available for the site. requisitioning of new connection or the developer to consider alternative on-site treatment.</u> The submission of a site-specific foul drainage strategy will be required as part of a <u>planning application for the site.</u></p>
	125	VC NEE1	<p>Amendment to policy criterion 6 of VC NEE1 to read:</p> <ul style="list-style-type: none"> • Early engagement with Anglian Water and the Environment Agency regarding the <u>options for foul drainage treatment of the site, including requisitioning of new sewer connection or alternative on-site treatment</u> the preparation and submission of a site-specific foul drainage strategy as part of a <u>planning application for the site.</u>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	131	VC NEW1	<p>Replacement of policy criterion 4 of VC NEW1 with the following wording:</p> <ul style="list-style-type: none"> • Liaison with Anglian Water regarding foul water capacity and the potential need to phase the site to later in the plan period; Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network.
	149	33.10	<p>Amendment to paragraph 33.10 to read:</p> <p>The site is adjacent to a Water Recycling Centre (WRC), and Anglian Water has identified that there are sewers crossing the site, both of which will need to be taken into account as part of the development layout. In addition, the WCS is small and consequently development of VC SEE1 may have a disproportionate impact on the WRC, requiring upgrades. <u>Developers of the site are therefore encouraged to enter into early engagement with Anglian Water at an early stage in the design process regarding the capacity of the WRC.</u></p>
	149	VC SEE1	<p>Update to policy criterion 4 of VC SEE1 to read:</p> <ul style="list-style-type: none"> • Early engagement with Anglian Water regarding their infrastructure on and adjoining the site, <u>asset encroachment, connecting to the local water recycling network</u> and capacity of the Water Recycling Centre.
	152	34.10	<p>Amendments to paragraph 34.10 to read:</p> <p>Spooner Row Water Recycling Centre (WRC) is constrained due to the small number of dwellings it serves. Consequently, development of VC SPO1REV may have a disproportionate impact on the WRC, which may require upgrades. Therefore, early engagement with Anglian Water is <u>recommended essential to address future connection requirements.</u> Alternatively, the Due to the distance of the site <u>to the public sewer network, the developer may need to consider alternative on-site treatment options,</u> subject to the necessary permits.</p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	154	34.18	<p>Amendments to paragraph 34.18 to read:</p> <p>Spooner Row Water Recycling Centre (WRC) is small and serves a small number of properties in the settlement. Consequently, development of VC SPO2 may have a disproportionate impact on the WRC, requiring upgrades, and therefore early engagement with Anglian Water is <u>essential</u> recommended.</p>
	187	43.24	<p>Amendments to paragraph 43.24 to read:</p> <p>The receiving Water Recycling Centre (Haddiscoe Mock Mile-Terr) is small and consequently development of VC HAD1 may have a disproportionate impact on the WRC, requiring upgrades. The site itself is also not directly connected to the sewer system and will require the requisitioning of a connection. Early engagement with Anglian Water is <u>essential</u> recommended on these issues.</p>
	189	43.32	<p>Amendments to paragraph 43.32 to read:</p> <p>Wheatacre Church Lane Water Recycling Centre (WRC) is small and consequently development of VC BUR1 may have a disproportionate impact on the WRC, requiring upgrades. The site <u>is adjacent to a sewer pumping station and</u> also discharges upstream of the WRC where there are capacity constraints. and sewer upgrades <u>Upgrades</u> are likely to be necessary, therefore early engagement with Anglian Water is <u>essential</u>. recommended.</p>
	206	VC WOO1	<p>Update to policy criterion 7 of VC WOO1 to read:</p> <ul style="list-style-type: none"> • Early engagement with Anglian Water <u>to ensure that there is adequate capacity, or capacity can be made available, in the local water recycling network.</u> regarding the need to phase the site to address capacity issues with both the Water Recycling Centre and the local sewer network.

Ref	Page	Policy/ Paragraph	Potential Main Modification
	46-47	VC BAW1REV	<p>Reinstatement of original Regulation-19 policy wording for VC BAW1REV in relation to Anglian Water as follows:</p> <ul style="list-style-type: none"> • <u>Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre.</u>
	109	VC LM1	<p>Reinstatement of original Regulation-19 policy wording for VC LM1 in relation to Anglian Water as follows:</p> <ul style="list-style-type: none"> • <u>Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre.</u>
	140-141	VC ROC1	<p>Reinstatement of original Regulation-19 policy wording for VC ROC1 in relation to Anglian Water as follows:</p> <ul style="list-style-type: none"> • <u>Early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham Water Recycling Centre.</u>
	200	46.11	<p>Amendment of paragraph 46.11 to read:</p> <p>Winfarthing Water Recycling Centre (WRC) is small and consequently development of VC WIN1 may have a disproportionate impact on the WRC, requiring upgrades, therefore early engagement with Anglian Water is <u>essential</u> recommended.</p>
	201	46.17	<p>Amendment of paragraph 46.17 to read:</p> <p>Winfarthing Water Recycling Centre (WRC) is small and consequently development of VC WIN2 may have a disproportionate impact on the WRC, requiring upgrades, therefore early engagement with Anglian Water is <u>essential</u> recommended.</p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	38	VC BAR2	<p>Update of policy criterion 5 to reflect the additional information requested by Anglian Water. The amended policy criterion would read:</p> <ul style="list-style-type: none"> Assessment of the opportunities arising from the site being at the head of a surface water flow-path, development of the site to alleviate flood-risk within the village and implementation of the outcomes of this assessment <u>within the flood and drainage strategy for the site, which is to be supported by a recent pre-planning engagement assessment from Anglian Water.</u>
	46-47	VC BAW1REV	<p>The SoCG with Anglian Water includes the following potential MM to criterion 5 of VC BAW1REV. However, acceptance of the NaFRA2 surface water flood risk data would negate part of this change, as the surface water flowpath is no longer shown to the south of the site:</p> <ul style="list-style-type: none"> The drainage strategy for the site to must have regard to <u>both surface water and foul drainage, as well as the off-site surface water flowpath located to the south of the site.</u> Details of the drainage strategy are to be agreed with <u>Anglian Water</u> and the Lead Local Flood Authority.
	84	VC GIL1REV	<p>Addition of a new policy criterion to VC GIL1REV to read:</p> <ul style="list-style-type: none"> <u>Early engagement with Anglian Water to ensure that there is adequate capacity, or capacity can be made available, in the local water recycling network.</u>

Table 2.2: Schedule of Potential Main Modifications extracted from the Broads Authority Statement of Common Ground

Ref	Page	Policy/ Paragraph	Potential Main Modification
	85	VC GEL1	<p>Amendment to criterion 2 of VC GEL1 to read:</p> <p>A Topographical Survey and full Landscape <u>Visual Impact</u> Assessment to inform the scale and density of the development which should: reflect the existing housing within the Conservation Area; address the change in levels of the site, <u>including minimising the visual impact of the development on the Broads Authority area and its setting</u>; and protect the residential amenity of adjoining houses;</p>
	84	VC GIL1REV	<p>Amendment to criterion 5 of VC GIL1REV to read:</p> <p>A full Landscape <u>Visual Impact</u> Assessment to inform the scale, form and density of the development, as well as the extent of the protection and enhancement of the existing vegetated boundaries, <u>having particular regard to the views to- and from the site from the Broads Authority area to the south</u>;</p>
	103	VC ELL1	<p>Amendment to criterion 4 of VC ELL1 to read:</p> <p>Layout and boundary treatments to respect the transition to the rural area, <u>having particular regard to the visual impact of the southern boundary on the nearby Broads Area</u>;</p>
	104	22.13	<p>Additional final sentence to be appended to paragraph 22.13 to read:</p> <p><u>Whilst the development will be viewed in the context of the existing residential development at Florence Way, consideration will also need to be given to any visual impact that may arise to any views from the Broads Authority area.</u></p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	105	VC ELL2	<p>Update to Policy VC ELL2 to include the following policy criterion:</p> <ul style="list-style-type: none"> • <u>Preparation of a Landscape Visual Impact Assessment (LVIA) to be submitted alongside any planning application to ensure that the design, layout and landscaping of the site pays appropriate attention to the proximity of the site to the Broads Authority area.</u>

Table 2.3: Schedule of Potential Main Modifications extracted from the Historic England Statement of Common Ground

Ref	Page	Policy/ Paragraph	Potential Main Modification
	50 + 54 + 75 + 85 + 90 + 96 + 109 + 125 + 128 + 176 + 187 + 38 + 46 + 70 + 72 + 77 + 84 + 116 + 119 + 120 + 140 + 152 + 167	VC BRE1 + VC BRO1 + VC EAR1 + VC GEL1 + VC HAL1 + VC HEM1 + VC LM1 + VC NEE1 + VC WOR2 + VC THU1 + VC HAD1 + VC BAR2 + VC BAW1REV + VC DIT1REV + VC BRM1 + VC EAR2 + VC GIL1 + VC SWA1 + VC SWA2 + VC BRA1 + VC ROC1 + VC SPO1REV + VC TAC2	Amendment to the policy criterion for those sites listed to read: Norfolk's Historic Environment Record Service is to be consulted prior to application to determine both the need for, and the extent of-, any archaeological assessments surveys prior to development;

Ref	Page	Policy/ Paragraph	Potential Main Modification
	52	8.6	<p>An additional sentence to be included at paragraph 8.6 to read:</p> <p>A minor amendment to the Settlement Limit has been made at High Green (north of The Mallows Walk) as part of the review of the existing Settlement Limit boundaries. <u>As part of the Evidence Base for the Plan, the Council has prepared a Heritage Impact Assessment (HIA) to consider the suitability of this land within the settlement limit.</u></p>
	123	26.13	<p>An additional sentence to be included at paragraph 26.13 to read:</p> <p>Minor extensions to the Settlement Limit have been drawn to include recent development to the south of High Road (2018/2019), as well as an additional parcel of land promoted and assessed as part of the Plan process located immediately north of Wortwell United Reform Church and west of High Road. <u>This assessment included the preparation of a Heritage Impact Assessment (HIA).</u> As a consequence of this extension to the Settlement Limit, existing dwellings adjacent to this site have also been included in the Settlement Limit which now extends to the gap within the built form on High Road.</p>
	148	33.5	<p>Update to paragraph 33.5 to read:</p> <p>The Settlement Limit has been drawn to include the main built areas of the settlement. It is split into three parts to exclude the area around the ponds in order to preserve the rural character of the village. The existing southern-most Settlement Limit has been extended westwards to include the linear development to the west of Seething Road, incorporating the two new dwellings approved under planning permission 2018/1033, as well as two further sites promoted and assessed through the Plan process, <u>including the preparation of Heritage Impact Assessments (HIAs).</u> A new length of Settlement Limit has also been drawn around existing linear development on Mill Lane to the north of the settlement.</p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	36	VC BAR1	<p>Amendment to policy criterion 5 to read:</p> <p>Site layout and design to have regard to the nearby heritage assets with particular consideration to be given to the setting of <u>Sayers Farmhouse and The Cock Inn</u>;</p>
	50	VC BRE1	<p>Addition to policy criterion 2 so that it reads as follows:</p> <p>To determine the requirement for and deliverability of a school car park within the site, to be agreed in conjunction with the Norfolk County Council (in its role as Highway Authority and Education Authority), the school and the Local Planning Authority, and include land within the development, and contribute proportionately, to deliver the scheme if a deliverable need is demonstrated. <u>Consideration should be given to the design of the car park to ensure that the grade II listed Pine Tree Cottage including its setting is conserved and enhanced</u>;</p>
	59	VC BUN2	<p>Amendment to policy criterion 1 to read:</p> <p>Site layout and design includes an area of open space to the south-east of the site to protect the residential amenities of existing and future occupiers, and to retain some long views across the site to the east <u>to preserve a connection between Lilac Farmhouse and the countryside</u>;</p>
	63	VC CAR1	<p>Amendment to policy criterion 2 to read:</p> <p>A layout and design that has regard to the setting of Flaxlands Farmhouse to the north-east <u>of the site and the Plough Inn to the south-east</u> of the site;</p>
	90	VC HAL1	<p>Additional policy criterion to read:</p> <p><u>Protection and enhancement of views of the grade II listed Hales Hospital from Briar Lane through careful layout, design and landscaping, especially in the northeast of the site</u>;</p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	109	VC LM1	<p>Amendment to policy criterion 5 to read:</p> <p>Access <u>The access road</u> across the southeast section of the site, between the two elements to be developed <u>two areas for development</u>, to must be sympathetic to the setting of the listed barn. <u>The access road must be situated as far as practicable from the barn and be appropriately landscaped to ensure a suitable setting for the listed building is maintained;</u></p>
	196	VC WIC2	<p>Amendment to policy criterion 1 to read:</p> <p>Site layout and design to maximise wider views of St Andrews and All Saints Church, whilst also seeking to conserve <u>and enhance</u> the immediate setting of the heritage asset;</p>
	197	VC WIC3	<p>Amendment to policy criterion 2 to read:</p> <p>Appropriate landscaping to the south of the site to minimise its visual impact <u>and to conserve and enhance</u> St Andrew and All Saints Church and its setting, as well as appropriate boundary treatments along the north and east boundaries of the site to reflect the rural context and edge of settlement location;</p>
	202	VC WIN2	<p>Additional policy criterion to read:</p> <p><u>Site design to have consideration to the local vernacular and distinctiveness, especially materials, with reference to the Conservation Area Appraisal;</u></p>
	38-39	VC BAR2	<p>Additional policy criterion to read:</p> <p><u>Norfolk's Historic Environment Record Service is to be consulted prior to application to determine both the need for, and the extent of, any archaeological assessments;</u></p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	152	VC SPO1REV	<p>Amendment to policy criterion 2 to read:</p> <p>Protection and enhancement of the existing vegetation along the south west boundary, including outside of the site itself, in order to integrate the site with the wider landscape and to protect the significance of the setting of The Orchards to the south of the site;</p>
	171	VC TAS1	<p>Amendment to policy criterion 4 to read:</p> <p>The Norfolk Historic Environment Service Record to be engaged at an early stage and planning applications supported by archaeological assessment, including the results of field evaluation where appropriate;</p>

Table 2.4: Schedule of Potential Main Modifications extracted from the Norfolk County Council Statement of Common Ground

Ref	Page	Policy/ Paragraph	Potential Main Modification
	210	VC ASH1	<p>Amendment to criterion 2 to read:</p> <p>On- and off-site highway works to include safe access into the site from New Road, a pedestrian footpath along the site frontage which is to be of suitable appearance for the location, a crossing point to facilitate safe pedestrian access from New Road to the existing footpath north of The Street; <u>an upgrade to the existing New Road/ Wymondham Road/ The Street junction to improve visibility (details to be agreed with the Highways Authority and the Local Planning Authority) and improvements to the nearest bus stops to the site (situated along The Street) and access to them (details to be agreed with the Highways Authority and the Local Planning Authority); and a proportionate contribution to an upgrade to the existing New Road /The Street junction (to be agreed with the Highways Authority and the Local Planning Authority);</u></p>
		Ditchingham Policy map	Update to the site boundaries shown on the policy map to include an extended site boundary up to the estate road associated with planning application 2019/1925.
	176	40.13	<p>Amendment to paragraph 40.13 to read:</p> <p>The site is allocated for at least 12 dwellings on an area of 0.78ha, which is considered to be reasonable to reflect the scale and density of development on the adjacent sites as well as the highway constraints identified by the Highways Authority.</p>
	176	VC THU1	<p>Amendment to policy wording to read:</p> <p>0.78 ha of land is allocated for at least 12 dwellings.</p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	119	VC SWA2REV	<p>Additional policy criterion to read:</p> <ul style="list-style-type: none"> • <u>Preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/ development of the site which has regard to the Level 2 VC Strategic Flood Risk Assessment;</u>
	176	40.12	<p>Deletion of paragraph 40.12:</p> <p>The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.</p>
	177	40.18	<p>Deletion of paragraph 40.18:</p> <p>The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.</p>
	104	22.16	<p>Deletion of paragraph 22.16:</p> <p>The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.</p>
	116	25.19	<p>Deletion of paragraph 25.19:</p> <p>The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.</p>

Ref	Page	Policy/ Paragraph	Potential Main Modification
	124	26.19	<p>Deletion of paragraph 26.19:</p> <p>The Minerals and Waste Authority has identified the site as being underlain, or partially underlain, by safeguarded sand and gravel resources. As such development on the site must comply with the relevant minerals and waste safeguarding policy in the Norfolk Minerals and Waste Local Plan.</p>
	148	33.9	<p>Deletion of paragraph 33.9:</p> <p>The site is identified as being underlain by safeguarded sand and gravel resources, consequently any development will need to comply with the relevant policies of the Minerals and Waste Local Plan at the time of any application.</p>
	119	VC SWA2REV	<p>Additional policy criterion to read:</p> <p><u>Investigation and assessment of the safeguarded mineral resource will be required, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not occur</u></p>
	70	VC DIT1REV	<p>Additional policy criterion to read:</p> <p><u>Investigation and assessment of the safeguarded mineral resource will be required, potentially followed by prior extraction to ensure that needless sterilisation of viable mineral resource does not occur</u></p>
	77-78	VC EAR2	<p>Amendment to criterion 4 to read:</p> <p>The site layout and landscaping within the site responds to the surrounding development and infrastructure, including the scale of the adjacent development, <u>the adjacent operative quarry</u> and the proximity of the site to the A143, in order to minimise the impact on both existing and future residents;</p>

Part 3: Potential Main Modifications (MMs) arising from the publication of the NaFRA2 mapping

Ref	Page	Policy/ Paragraph	Main Modification
	82	16.12	<p>Amendments to paragraph 16.12 to read:</p> <p>The boundary of the site incorporates areas at both surface and fluvial (Zones 2 and 3a) flood risk in the south-western corner and a remaining small area of tidal flooding in the southeast corner, which it is recommended are left undeveloped. A small area of surface water flooding in the southwest corner of the site and it is recommended that this area is left undeveloped. Development of the site will require a site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site.</p>
	84	VC GIL1REV	<p>Update to policy criterion 4 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy that has regard to the issues identified in the Level 2 VC Strategic Flood Risk Assessment (SFRA) <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data</u>, to inform proposals for the site; and preparation of a Flood Warning and Evacuation Plan;
	53-54	8.12	<p>Amendments to paragraph 8.12 to read:</p> <p>The Level 2 VC Strategic Flood Risk Assessment (SFRA) indicates that there is a potential for <u>limited ponding in the Norwich Road frontage of the western part of the site within both parcels of the site and this,</u> which will need to be taken in to account as part of the access arrangements and layout of development. A site-specific FRA will be required, to demonstrate that the site is not at an increased risk of flooding in the future, that the development of the site does not increase the risk of surface water flooding on the site and to neighbouring properties and how the natural flood storage provided by the pre-developed site is preserved.</p>

Ref	Page	Policy/ Paragraph	Main Modification
	54	VC BRO1	<p>Update to policy criterion 5 of VC BRO1 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy, to inform the access arrangements and layout of the site, which has regard to the Level 2 VC Strategic Flood Risk Assessment (SFRA) <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data;</u>
	89	17.18	<p>Amendments to paragraph 17.78 to read:</p> <p>Discussions with the Lead Local Flood Authority (LLFA) have identified the presence of a significant surface water flowpath in the 0.1AEP event running south-north through the site. The Stage 2 Village Clusters Strategic Flood Risk Assessment (SFRA) confirms that the existing flowpath route will need to be incorporated into the site layout and design. Diversion of the flowpath is not an acceptable design solution and a A Flood Risk Assessment (FRA) will be required to determine the layout and drainage strategy for this site, taking account of the issues identified in the Level 2 VC SFRA <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data.</u> Due to the relationship between VC HAL1 and the 2015 Local Plan allocation to the south, a comprehensive drainage strategy would be preferred by the LLFA to maximise the potential benefits of a drainage strategy in this location. This should be explored by the developer of the site, unless otherwise agreed with the Local Planning Authority.</p>
	90	VC HAL1	<p>Update to policy criterion 6 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout of the site, including access arrangements. The FRA must have regard to the requirements set out in the Level 2 VC Strategic Flood Risk Assessment <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data;</u>

Ref	Page	Policy/ Paragraph	Main Modification
	69	13.17	<p>Amendments to paragraph 13.17 to read:</p> <p>Discussions with the Lead Local Flood Authority have identified an area of the site that is at risk of flooding during the 0.1% AEP flood event. In conjunction with the promoter of the site the site area has been drawn to minimise the impact of this constraint. It is noted that the identified surface water flowpath contributes to a wider off-site flowpath and the drainage strategy for the scheme will need to respond to this appropriately. In order to satisfy the requirements of the Environment Agency (EA), the drainage strategy will also need to ensure that waterflows from the site can be accommodated without impacting on the status of the River Waveney in accordance with the appropriate legislation and guidance. A site-specific Flood Risk Assessment will be required, with consideration given to the key issues identified in the Level 2 VC Strategic Flood Risk Assessment (SFRA) (<u>including the May 2025 Addendum</u>) and the National Flood Risk Assessment 2 data.</p>
	70	VC DIT1REV	<p>Update to policy criterion 5 of VC DIT1REV to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the Level 2 VC Strategic Flood Risk Assessment (<u>including the May 2025 Addendum</u>) and the National Flood Risk Assessment 2 data; and

Ref	Page	Policy/ Paragraph	Main Modification
	193-194	45.8	<p>Amendments to paragraph 45.8 to read:</p> <p>Small pockets of surface water flooding have been identified within the site area, both to the north and the south of the site. An area of surface water flooding has been identified to the south of the site, with some Some areas of ponding have also been noted within the carriageway along the site frontage, however this is <u>these are</u> not considered to be a constraint that would prevent development of the site. In accordance with the Stage 2 VC Strategic Flood Risk Assessment (SFRA) undertaken for the site, the developer will be required to avoid developing the area of surface water flood risk at the southern end of the site and ensure that a safe access and egress can be maintained to the site during flood events. The developer of the site will be required to prepare a Flood Risk Assessment (FRA) for the site, having regard to the findings of the Level 2 VC Strategic Flood Risk Assessment (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data.</p>
	195	VC WIC1REV	<p>Update to policy criterion 3 of VC WIC1REV to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy to inform the access arrangements and layout of the site, having regard to the Level 2 VC Strategic Flood Risk Assessment (SFRA) (<u>including the May 2025 Addendum</u>) and the National Flood Risk Assessment 2 data;
	4.17	35	<p>Amendments to paragraph 4.17 to read:</p> <p>Wider surface water flowpaths <u>areas susceptible to flooding</u> within the settlement have been identified however discussions with the Lead Local Flood Authority have confirmed that they do not affect the development of this site which lies north-west of these areas. However the Level 2 identifies a high susceptibility to groundwater flooding, which combined with the nearby flowpaths, will require further investigation.</p>

Ref	Page	Policy/ Paragraph	Main Modification
	36	VC BAR1	<p>Update to policy criterion 7 of VC BAR1 to read:</p> <ul style="list-style-type: none"> A site-specific Flood Risk Assessment (FRA) addressing the high susceptibility to groundwater flooding and the nearby surface water flows. The FRA must have regard to the <u>Level 2 VC Strategic Flood Risk Assessment (SFRA) (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data;</u>
	154	34.17	<p>Amendments to paragraph 34.17 to read:</p> <p>An area of surface water flooding has been identified along the site frontage and within part of the site boundaries. <u>The developer of the site will need to consider this further in a site-specific Flood Risk Assessment (FRA) for this site which will be required to inform the layout and development of the site, as well as the access arrangements. This is not considered to preclude development of the site and the Lead Local Flood Authority has confirmed that a reasonable drainage solution is achievable to address this issue.</u></p>
	155	VC SPO2	<p>Update to policy criterion 4 of VC SPO2 to read:</p> <ul style="list-style-type: none"> A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout of the site, which has regard to the requirements of the Level 2 VC Strategic Flood Risk Assessment <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data;</u> and
	23	VC ALP1	<p>Update to policy criterion 2 of VC ALP1 to read:</p> <ul style="list-style-type: none"> A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout/development of the site, including access arrangements. The FRA must have regard to the requirements set out in the Level 2 VC SFRA <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data;</u>

Ref	Page	Policy/ Paragraph	Main Modification
	135	28.11	<p>Amendments to paragraph 28.11 to read:</p> <p>Flood map data, as well as discussions with the Lead Local Flood Authority, have confirmed that the southeast corner of the site lies at the head of a surface water flow path with a risk of flooding identified in this area at the 0.1% AEP event. The area at risk of flooding extends onto Poppy's Lane and any highways works associated with the development of the site should seek to improve the current situation. The SFRA Stage 2 assessment for the site concludes that the existing flow paths on the site should be retained and integrated into the site layout and design, with development steered away from the southern boundary, and that an area of green infrastructure in the southeast corner of the site would be an appropriate design solution. A site-specific Flood Risk Assessment will be required to inform the layout and design of the site, as well as the detailed drainage strategy, however it is considered that development of the scale proposed is achievable. Furthermore, the <u>The detailed drainage strategy for the site may offer opportunities to improve the existing situation outside the boundaries of the site and any highways works associated with the site should seek to improve the current situation at the Poppy's Lane junction.</u></p>
	136	VC PSM1	<p>Update to policy criterion 3 of VC PSM1 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout/development of the site, including access arrangements. The FRA must have regard to the requirements set out in the Level 2 VC Strategic Flood Risk Assessment (<u>including the May 2025 Addendum</u>) and the <u>National Flood Risk Assessment 2 data</u>;

Ref	Page	Policy/ Paragraph	Main Modification
	201	46.15	<p>Amendment to paragraph 46.15 to read:</p> <p>The Level 2 SFRA identifies a small <u>an</u> area of the site in the north-eastern corner, as well as a central area, as being at risk of surface water flooding in all AEP flood events. Whilst development on the wider site is not precluded a precautionary approach to development is required in this area of the site. A site-specific Flood Risk Assessment will be required for this site to inform the final layout, including the location of the public open space.</p>
	202	VC WIN2	<p>Update to policy criterion 2 of VC WIN2 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy, to inform the access arrangements and layout of the site, and which has regard to the Level 2 VC Strategic Flood Risk Assessment (SFRA) <u>(including the May 2025 Addendum)</u> and the National Flood Risk Assessment 2 data;

Ref	Page	Policy/ Paragraph	Main Modification
	209	48.11	<p>Amendments to paragraph 48.11 to read:</p> <p>Discussions with the Lead Local Flood Authority (LLFA) have identified a significant surface water flowpath to the west of the site with water flowing in a northerly direction towards the River Tiffey. A small area in the north-west corner of the site is noted in the Stage 2 Strategic Flood Risk Assessment (SFRA) as being at risk of surface water flooding in all AEP events, where development should be avoided. <u>Updates to the National Flood Risk Assessment data (NaFRA2) has updated the areas of the site identified as being at risk of surface water flooding, including a new area extending into the southern area of the site. However,</u> Due <u>due</u> to the relatively small areas shown to be at risk it is considered that this issue can be mitigated through careful design and that it does not preclude development of the overall site. Furthermore, the LLFA have advised that with an appropriate drainage strategy, development of the site could result in an improvement to the existing situation off-site. However, a site-specific Flood Risk Assessment (FRA) will be required for the site and will need to have regard to the matters raised in the Level 2 SFRA, the May 2025 Addendum and the National Flood Risk Assessment 2 data. The FRA will inform the layout and design of the development, the access and egress routes for the site as well as any further mitigation measures that may be required.</p>
	210	VC ASH1	<p>Update to policy criterion 1 of VC ASH1 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy to inform the layout/development of the site, including access and egress arrangements. The FRA must have regard to the requirements set out in the Level 2 Strategic Flood Risk Assessment (<u>including the May 2025 Addendum</u>) and the <u>National Flood Risk Assessment 2 data</u>;

Ref	Page	Policy/ Paragraph	Main Modification
	126	26.26	<p>Amendments to paragraph 26.26 to read:</p> <p>The Level 2 VC Strategic Flood Risk Assessment (SFRA) identifies potential an area of surface water ponding to the north of the site east of the site, north of High Road, as well as surface water flooding on the road frontage of the land to the south of High Road. As such, as site-specific Flood Risk Assessment will be required, with consideration given to the key issues identified in the Level 2 VC SFRA (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data.</p>
	127	VC WOR1	<p>Update to policy criterion 6 of VC WOR1 to read:</p> <ul style="list-style-type: none"> • The preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site, which has regard to the issues identified in the Level 2 VC Strategic Flood Risk Assessment, (including the May 2025 Addendum) and the National Flood Risk Assessment 2 data. Specifically, this will need to address the concerns over meeting the requirements of part b) of the exception test for the land south of High Road.
	71	13.26	<p>Amendments to paragraph 13.26 to read:</p> <p>Whilst the Level 2 Strategic Flood Risk Assessment has confirmed that the site is not affected by surface water flooding in the modelled scenarios, the northern and eastern boundaries of the site border are in proximity to an area identified as currently being Flood Zone 2 and 3. The developer of the site will be required to submit a site-specific Flood Risk Assessment (FRA) that includes detailed modelling to investigate the extent of this flood zone in the future in order to determine whether it will encroach into the site.</p>

Ref	Page	Policy/ Paragraph	Main Modification
	72	VC BRM1	<p>Update to policy criterion 4 of VC BRM1 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the Level 2 VC Strategic Flood Risk Assessment (<u>including the May 2025 Addendum</u>) and the National Flood Risk Assessment 2 data;
	151	34.8	<p>Amendment to paragraph 34.8 to read:</p> <p>To the north of the site, and within the same parcel of agricultural land, an area is identified as being within floodzones 2 and 3a. An active surface water flowpath has also been identified north of VC SPO1REV. The allocation does not extend into these identified areas and the Lead Local Flood Authority has confirmed that, with an appropriate drainage strategy, development of the site is acceptable. Opportunities to improve the existing flood risk as part of the site layout and design should be sought as part of development of the site. A site-specific Flood Risk Assessment (FRA) for the site will need to have regard to the findings of the Level 2 VC Strategic Flood Risk Assessment (<u>including the May 2025 Addendum</u>) and the National Flood Risk Assessment 2 data.</p>
	152	VC SPO1	<p>Update to policy criterion 3 of VC SPO1 to read:</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site, which has regard to the requirements of the Level 2 VC Strategic Flood Risk Assessment (<u>including the May 2025 Addendum</u>) and the National Flood Risk Assessment 2 data;

Ref	Page	Policy/ Paragraph	Main Modification
	177	40.17	<p>Amendment to paragraph 40.17 to read:</p> <p>The Lead Local Flood Authority has identified a surface water flow path adjacent to the site. Whilst it does not impact on development of the site its presence should be noted in the preparation of a planning application. The Stage 2 VC Strategic Flood Risk Assessment also identified a limited area of surface water ponding in the southern part of the site. As such the The developer of the site will need to prepare a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site.</p>
	178	VC THU2	<p>Update to policy criterion 4 of VC THU2 to read:</p> <ul style="list-style-type: none"> • The preparation of a site-specific Flood Risk Assessment (FRA) and strategy to inform mitigation measures and the layout/development of the site, which has regard to the issues identified in the Level 2 VC Strategic Flood Risk Assessment (<u>including the May 2025 Addendum</u>) and the <u>National Flood Risk Assessment 2 data.</u>
	77	14.17	<p>Amendments to paragraph 14.17 to read:</p> <p>The Level 2 Strategic Flood Risk Assessment (SFRA), <u>including updates</u>, has identified that the site is at risk of groundwater flooding <u>and surface water flooding</u>. All sources of flooding will need to be <u>considered in the site-specific Flood Risk Assessment which should be undertaken in consultation with the Local Authority, Lead Local Flood Authority, Anglian Water and the Environment Agency.</u> with the potential for some ponding near the boundary of the site with The Street and This will need to be addressed in the site-specific Flood Risk Assessment (FRA).</p>

Ref	Page	Policy/ Paragraph	Main Modification
	77	VC EAR2	<p>Update to policy criterion 5 of VC EAR2 to read:</p> <ul style="list-style-type: none"> A site-specific Flood Risk Assessment (FRA) and strategy that has regard to the issues identified in the Level 2 VC Strategic Flood Risk Assessment (SFRA) <u>(including the May 2025 Addendum) and the National Flood Risk Assessment 2 data. Specifically, this will need to address the requirements of part b) of the exception test;</u> and
	37	4.26	<p>Amendments to paragraph 4.26 to read:</p> <p>The site is at the head of a significant existing surface water flow-path, and development <u>Development</u> of the site will need to investigate the opportunities for alleviating flooding elsewhere in the village, <u>and</u> where appropriate enhancing the existing Barford Flood Alleviation Scheme.</p>
	38	VC BAR2	<p>Update to policy criterion 5 on VC BAR2 to read:</p> <ul style="list-style-type: none"> Assessment of the opportunities arising from the site being at the head of a surface water flow-path, to alleviate flood-risk within the village and implementation of the outcomes of this assessment;
	46	6.9	<p>Deletion of paragraph 6.9:</p> <p>A significant surface water flowpath has been identified to the south of the site, draining into the River Yare to the east. The Lead Local Flood Authority has not raised a concern about development in this location however the drainage strategy for the site should take into consideration the presence of this flowpath.</p>

Ref	Page	Policy/ Paragraph	Main Modification
	47	VC BAW1REV	<p>Deletion of policy criterion 5 of VC BAW1REV:</p> <ul style="list-style-type: none"> • The drainage strategy for the site to have regard to the off-site surface water flowpath located to the south of the site, details to be agreed with the Lead Local Flood Authority; and