



Development Management DPD 2015

Preface

The Development Management DPD was adopted on 3 August 2015 and subject to a 6 week period for legal challenge ending on 15 September 2015.

Addendum

Update on national policy for affordable housing relating to paragraph 4.10 of the Development Management DPD.

A High Court Decision (West Berkshire District Council and Reading Borough Council v Department for Communities and Local Government. Case Number: CO/76/2015) has quashed the affordable housing threshold set in a Ministerial Statement (28 November 2014). This required that contributions cannot be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm (gross internal area) (except in specific designated areas). Consequently, paragraph 4.10 of the Development Management DPD is incorrect and Policy 4 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, 2014) applies.

Contents

1 Introduction	5
2 General Considerations	6
3 Environment	14
4 Housing	23
5 Employment	32
6 Retail	37
7 Recreation and Leisure	40
8 Transport and Safety	44
9 Community Services and Utilities	51
Appendix 1 - Glossary	59
Appendix 2 - Monitoring Framework	70
Appendix 3 - Superseded Policies	75
Appendix 4 - Policies Map	80
Policies	
Policy GC1 – Presumption in favour of sustainable development	7
Policy GC2 – Location of new development	8
Policy GC3 – Conversion of buildings outside settlement limits	9
Policy GC4 – Design	10
Policy GC5 – Renewable Energy	12
Policy EN1 – Biodiversity and Habitats	15
Policy EN2 – Landscape	18
Policy EN3 – Green Infrastructure	19
Policy EN4 – Pollution	22
Policy H1 – Dwellings connected with rural enterprises	25
Policy H2 – Removal of occupancy conditions	26
Policy H3 – Replacement dwellings outside settlement limits	27

Contents

Policy H4 – Change of use of a dwelling	27
Policy H5 – Residential institutions	28
Policy H6 – Sites for Gypsies and Travellers	29
Policy E1 – Existing strategic employment sites	34
Policy E2 – Retention of employment sites	35
Policy E3 – Tourist accommodation	35
Policy R1 – District, Commercial and Local centres	38
Policy R2 – Sprowston and Sweetbriar retail parks	39
Policy RL1 – Provision of formal recreational space	41
Policy TS1 – Protection of land for transport improvements	44
Policy TS2 – Travel Plans and Transport Assessments	45
Policy TS3 – Highway safety	46
Policy TS4 – Parking guidelines	47
Policy TS5 – Airport development	48
Policy TS6 – Public safety zones	49
Policy CSU1 – Additional community facilities	52
Policy CSU2 – Loss of community facilities or local services	54
Policy CSU3 – Provision of community facilities or local services within large-scale residential development	55
Policy CSU4 – Provision of waste collection and recycling facilities within major development	56
Policy CSU5 – Surface water drainage	57

Introduction

- 1.1** The Development Management Development Plan Document (DPD) is a Local Plan in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (section 6). It forms part of the Broadland Development Plan. It sets out generic policies that are to be applied throughout the Broadland planning authority area (i.e. Broadland District excluding the Broads Authority Executive Area). It is in conformity with the National Planning Policy Framework (NPPF) and the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk adopted in March 2011 with amendments adopted in January 2014. It should be read in conjunction with these and other Development Plan Documents that make up the Broadland Development Plan. Together these documents make up an overarching plan for the future development of the area which forms the basis for decision-taking.
- 1.2** The JCS sets out the over-arching strategy for growth across Norwich, Broadland and South Norfolk. It identifies key locations for growth and sets out strategic policies to guide future development. A hierarchy is defined which identifies the scale of development for each settlement up to 2026.
- 1.3** Another Development Plan Document, the Site Allocations DPD, identifies or "allocates" areas of land for specific types of development, such as housing, employment, community facilities etc. The scale of development identified reflects the requirement set out in the JCS. It also includes the definition of development boundaries or settlement limits for those places where some further growth may take place. It excludes the area proposed for major growth known as the Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle. This has its own DPD, the OSRT Growth Triangle Area Action Plan (GTAAP). The GTAAP seeks to coordinate the site allocations, new infrastructure and specific planning policies for that area.
- 1.4** The policies set out within this Development Management DPD do not repeat but seek to further the aims and objectives set out within the NPPF and JCS. It therefore includes more detailed local policies for the management of development. It is aimed at guiding decision-takers and applicants in order to achieve high standards of development which complement the valued attributes of the District.
- 1.5** Development proposals should have regard to all of the relevant policies contained within this plan and other relevant documents, particularly those referred to above. In addition, any other material considerations should also be taken into account. For example, some policies (e.g. H4) indicate that a particular type of development is acceptable "in principle". Other policies within this document will therefore need to be taken into account (e.g. GC4) in respect of the general considerations that apply to new development.

General Considerations

This chapter includes the following policies:

- GC1 – Presumption in favour of sustainable development
- GC2 – Location of new development
- GC3 – Conversion of buildings outside settlement limits
- GC4 – Design
- GC5 – Renewable energy

Introduction

- 2.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 2.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 2.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to infrastructure as well as the availability of water resources and the impact of increased abstraction.

Infrastructure

- 2.4** Paragraphs 7, 17, 21 and 203 - 206 of the NPPF refer to a need to identify and address any lack of infrastructure and the use of planning conditions and obligations to mitigate the impacts of development. Policy 20 of the JCS recognises the need for timely provision and ongoing maintenance of infrastructure, services and facilities to support development. Policies 1, 3, 6, 9, 10, 12 and 18 provide details of specific infrastructure requirements.
- 2.5** The Council has adopted a Community Infrastructure Levy (CIL) which can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support development in the charging authority's area. Under the CIL Regulations 2010 there is the provision for CIL charging authorities to publish a list of this infrastructure that will be funded in part or whole by the monies collected. The further purpose of this list is to let developers know where they stand in relation to contributions through S106 of the Town and Country Planning Act 1990 and CIL, and to ensure that there is no duplication. Site-specific mitigation measures may also be required in some cases in order to accommodate new development at the expense of the developer. These may be secured by way of a condition or a s106 agreement.

General Considerations

Water Resources and Water Quality

- 2.6** Paragraphs 94 and 99 of the NPPF require local planning authorities to take into account water supply and demand. Paragraph 110 of the NPPF states that ‘In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.’ All new developments will ensure that there will be no adverse impacts on the water environment, including European and Ramsar sites and other designated sites through surface and storm water runoff, water abstraction, or sewerage discharge in accordance with the Habitat Regulations Assessment (HRA). All new development will ensure that the requirements of the Water Framework Directive (WFD) are met within the wider water environment. Policies 1 and 3 of the JCS emphasise the need for development to take into account water quality, the availability of water resources and the impact of increased abstraction.
- 2.7** Advice received from the Environment Agency and Natural England will be taken into account in the determination of development proposals. Development will not be permitted within areas where there is significant risk to ground water resources or water quality.

General Consideration Policies

Policy GC1 – Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this DPD (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- ii. Specific policies in that Framework indicate that development should be restricted.

General Considerations

- 2.8** The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Paragraphs 186 and 187 of the NPPF set out a requirement for all local planning authorities to adopt a positive and proactive approach to decision-taking.
- 2.9** Sustainable development can be defined as that which meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
- 2.10** The fundamental principle underpinning the planning system in England remains that of achieving sustainable development.
- 2.11** The NPPF sets out the Government's view of what sustainable development in England means in practice for the planning system. Paragraph 7 identifies the three dimensions of sustainable development, namely (i) economic; (ii) social; and (iii) environmental.
- 2.12** Policy 21 of the JCS stipulates that when considering development proposals within the Broadland part of the Norwich Policy Area (NPA) Council will take a positive approach to the presumption in favour of sustainable development contained in the NPPF.

Policy GC2 – Location of new development

New development will be accommodated within the settlement limits defined on the policies map. Outside of these limits development which does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan.

- 2.13** The JCS identifies the growth targets for the Broadland District and sets out the strategy for achieving these targets by way of defining a settlement hierarchy. Fundamentally, this seeks to focus residential development in settlements which are well-linked and well-related to existing development, services, facilities and employment opportunities. The JCS also seeks to secure land for employment and commercial purposes in accessible locations which are well placed to serve the needs of residents nearby.
- 2.14** The Site Allocations DPD identifies settlement limits along with specific sites that the Council will seek to allocate to achieve the growth targets set out in the JCS. Within the defined settlement limits, the principle of development is acceptable provided that it does not result in any significant adverse impact.

General Considerations**Policy GC3 – Conversion of buildings outside settlement limits**

Outside settlement limits proposals for the conversion of buildings for employment uses and tourist accommodation will be permitted where:

- i. The building is capable of conversion without substantial alteration.

Proposals for residential use will be permitted where criteria (i) above is satisfied and the conversion will lead to an enhancement of the immediate setting.

- 2.15** The adaptation to new uses of buildings in the countryside can be undertaken to bring them back into productive use and so be of value in diversifying the rural economy. In determining proposals for the re-use of redundant or disused buildings for residential purposes the Council will have regard to paragraph 55 of the NPPF as well as the requirements set out in this policy. The building must be suitable for conversion i.e. without major rebuilding and/or extensions. In addition, the conversion should not be detrimental to the character of the building or the surrounding area for example through the introduction of ancillary structures or means of enclosure associated with the use into the countryside. Where conversion is allowed, a condition restricting permitted development rights may be imposed.
- 2.16** Employment use is usually defined as those falling within Class B1, B2 or B8 of the Use Classes order. However, some sui generis uses and some of those falling within Class D1 of the Use Classes order may also be considered to fall within this definition where they are similar in nature to B1, B2 or B8 uses and provide employment. Proposals for such uses in employment sites will be considered on their merits.

General Considerations

Policy GC4 – Design

Development will be expected to achieve a high standard of design and avoid any significant detrimental impact. Schemes which are of an innovative nature or which reduce reliance on centralised, non-renewable energy sources will be particularly encouraged. Proposals should pay adequate regard to:

- i. The environment, character and appearance of an area;
- ii. Reinforcing local distinctiveness through careful consideration of the treatment of space throughout the development, the appearance of new development, the scale of new development and landscaping;
- iii. Meeting the reasonable amenity needs of all potential future occupiers;
- iv. Considering the impact upon the amenity of existing properties;
- v. Making efficient use of land and resources;
- vi. Being accessible to all via sustainable means including public transport;
- vii. Creating safe environments addressing crime prevention and community safety;
- viii. Incorporating appropriate infrastructure linking to the surrounding area;
- ix. The creation of sustainable, inclusive and mixed communities; and
- x. Minimising resource and energy consumption and how it is located and designed to withstand the longer term impacts of climate change.

- 2.17** Development should make a positive contribution to providing better places for people. New development should seek to maximise on-site opportunities and links to surrounding areas. Paragraphs 56-68 of the NPPF set out the Government's view on design. In particular, paragraph 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policy 2 of the JCS states that all development will be designed to the highest possible standards, creating a strong sense of place. Development will not be permitted which would result in any significant unacceptable impact upon the character of the area. In this respect, regard should also be had to the guiding principles set out in Policy EN2 in the Environment chapter of this DPD.
- 2.18** Development proposals should seek to reinforce local distinctiveness through considering scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. The treatment of space between and around buildings should also be considered.
- 2.19** Paragraph 50 of the NPPF states that local planning authorities should seek to create sustainable, inclusive and mixed communities. Policy 7 of the JCS also states that integration and cohesion within and between new and existing

General Considerations

communities will be promoted. Development proposals should therefore create sustainable, inclusive and mixed communities by, for example, seeking to ensure that affordable housing is well integrated with market housing and creating opportunities for people to meet formally and informally. New living accommodation should meet the reasonable amenity needs of potential future occupiers. Sufficient internal and external living space should be provided that is not excessively over looked, over shadowed or adversely affected by noise etc. and therefore allows occupants to live comfortably and conveniently.

- 2.20** Paragraph 58 of the NPPF states that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Policy 7 of the JCS states that development will be well designed, to include safe and accessible spaces where crime and fear of crime are minimised. Development proposals should have regard to guidance in respect of reducing crime and the potential for anti-social behaviour.
- 2.21** Paragraphs 109-125 of the NPPF set out the Government's view on conserving and enhancing the natural environment and the considerations that apply when assessing the potential impacts of pollution. Development will therefore not be permitted which would result in any significant unacceptable impact upon the environment, health, or amenity. In particular, the degree of over looking, over shadowing and over massing should be taken into account in considering the impact of new development upon neighbouring properties. Also the potential impact associated with light, noise, odour, dust and other atmospheric pollutants arising from any new development should be considered. Regard should also be had to Policies EN1 and EN4 in the Environment chapter of this DPD.
- 2.22** Paragraph 17 of the NPPF states that local planning authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Policy 2 of the JCS refers to the need to ensure cycling and walking friendly neighbourhoods. Policy 7 states that healthier lifestyles will be promoted by maximising access by walking and cycling. It is therefore important that pedestrians and cyclists can travel about the area safely and conveniently in order to increase the attractiveness of sustainable means. New development should therefore include safe and coherent provision for cyclists and pedestrians, including cycle parking. Pedestrian and cycle links within the development should also link to existing networks beyond the site boundaries. Where new routes or links are created, the Council will consider whether these should be designated as bridleways, so that they would be available for equestrian use as well as for cyclists and pedestrians. This is likely to be particularly relevant in more rural parts of the District. Regard should be had to the Norwich Cycle Network which is an adopted part of the Norwich Area Transport Strategy (NATS).

General Considerations

- 2.23** Appropriate infrastructure should be provided including adequate greenspace provision and other green infrastructure linking to the surrounding area, in accordance with Policy EN3 in the Environment chapter of this DPD.
- 2.24** A place-shaping guide and design guide is available from the local planning authority. In addition, conservation area appraisals are also available. Regard should be had to these where they remain relevant.
- 2.25** Addressing climate change and the finite nature of traditional energy sources are defining principles underpinning the planning system. All proposals should consider incorporating renewable energy technologies within the design from the outset. Renewable sources for energy generation are of high importance to ensure that targets for energy use and a reduction of negative impacts on the environment are met and that aspirations of sustainability are realised. This will include consideration of site specific issues such as orientation to maximise solar gain; use of low water volume fittings and grey water recycling; high levels of insulation; and adequate provision for separation and storage of waste for recycling.

Policy GC5 – Renewable Energy

Proposals for renewable energy technology, associated infrastructure and integration of renewable technology will be encouraged where its impacts are (or can be made) acceptable.

A time-limited planning permission may be granted where the source of power is temporary (for example landfill gas) or to pioneer a trial project.

- 2.26** Paragraph 17 of the NPPF states that planning should support the transition to a low carbon future. Paragraphs 93-99 set out the Government's view on meeting the challenge of climate change.
- 2.27** Policy 1 of the JCS requires all development to be located and designed to use resources efficiently and minimise greenhouse gas emissions. Policy 3 states that development in the area will, where possible, aim to minimise reliance on non-renewable high-carbon energy sources and maximise the use of decentralised and renewable or low carbon energy sources and sustainable construction technologies.
- 2.28** It is important to ensure sufficient protection for the particularly distinctive and sensitive biodiversity and landscape areas. The impact of renewable energy projects upon such areas should therefore be considered carefully taking account of the Landscape Character Assessment SPD and biodiversity information.
- 2.29** Community-led initiatives for renewable and low-carbon energy will be particularly encouraged.

General Considerations

- 2.30** In the case of temporary permission granted these will be subject to a condition requiring the land to be restored to its former condition upon cessation of the use.

Environment

This chapter includes the following policies:

- EN1 – Biodiversity and Habitats
- EN2 – Landscape
- EN3 – Green infrastructure
- EN4 – Pollution

Introduction

- 3.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 3.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 3.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to environmental assets.

Environmental assets

- 3.4** The National Planning Policy Framework and Joint Core Strategy place considerable emphasis on the need to safeguard and enhance the environmental assets of the district for the benefit of current and future generations. These assets include the natural environment (paragraphs 109-125 of the NPPF) e.g. wildlife and habitats as well as built heritage and the wider historic environment (paragraphs 126-141 of the NPPF) e.g. listed buildings, ancient monuments and archaeological assets, geodiversity (geological features), landscape and historic landscape character; as well as more general aspects such as the countryside and rural character, the setting of conservation areas and the Broads. Assets of local importance such as County Wildlife Sites are valuable in their own right, and in combination provide a significant resource.
- 3.5** Policy 1 of the JCS states that the built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces. Policy 8 of the JCS states that cultural heritage will be enriched through use of innovative design and art in the public realm.

Environment Policies

Policy EN1 – Biodiversity and Habitats

Development proposals will be expected to protect and enhance the biodiversity of the district, avoid fragmentation of habitats, and support the delivery of a co-ordinated green infrastructure network throughout the district.

Where harmful impacts may occur, it should be adequately demonstrated that:

- i. The development cannot be located where it would cause less or no harm; and
- ii. That adequate mitigation is incorporated, including specific mitigation requirements to address impacts upon international wildlife sites (Natura 2000 sites); and
- iii. That the benefits of the development clearly outweigh the impacts.

- 3.6** Paragraph 61 of the NPPF states that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Paragraphs 109 – 125 set out the Government's view on conserving and enhancing the natural environment. In particular, paragraph 110 of the NPPF states that 'In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.' All new developments will ensure that there will be no adverse impacts on the water environment, including European and Ramsar sites and other designated sites through surface and storm water runoff, water abstraction, or sewerage discharge in accordance with the Habitat Regulations Assessment (HRA). All new development will ensure that the requirements of the Water Framework Directive (WFD) are met within the wider water environment. Paragraph 112 states the economic and other benefits of best and most versatile agricultural land should be taken into account and that where significant development of agricultural land is necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. Paragraph 113 states that local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. In addition, paragraph 117 states that planning policies should plan for biodiversity at a landscape-scale across local authority boundaries; identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan. Paragraph 165 states that planning

Environment

policies should be based upon up-to-date information about the natural environment. This should include an assessment of existing and potential components of ecological networks.

- 3.7** Policies 1, 10, 12 and 18 of the JCS set out a requirement in respect of green infrastructure. Policy 1 states that the environmental assets of the area will be protected, maintained, restored and enhanced and the benefits for residents and visitors improved. Development and investment will seek to expand and link valuable open space and areas of biodiversity importance to create green networks. Where there is no conflict with biodiversity objectives, the quiet enjoyment and use of the natural environment will be encouraged and all proposals should seek to increase public access to the countryside. All new developments will ensure that there will be no adverse impacts on European and Ramsar designated sites and no adverse impacts on European protected species in the area and beyond including by storm water runoff, water abstraction, or sewage discharge. They will provide for sufficient and appropriate local green infrastructure to minimise visitor pressures. Development likely to have any adverse affect on nationally designated sites and species will be assessed in accordance with national policy and legislation. In addition, Policy 1 of the JCS states that development will: minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets including mitigation measures where necessary; contribute to providing a multi-functional green infrastructure network; and help to make provision for the long term maintenance of the green infrastructure network. Policies 10, 12 and 18 cite more specific green Infrastructure priorities.
- 3.8** The policies map accompanying this DPD identifies the most important areas of habitat for various indigenous and visiting species, including internationally designated sites (e.g. Natura 2000 sites, Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites), nationally designated sites (e.g. Sites of Special Scientific Interest (SSSI) and National Nature Reserves) and locally designated sites (e.g. Local Nature Reserves, County Wildlife Sites, Ancient Woodlands and Regionally Important Geological/Geomorphological Sites (RIGS)). The policy will be applied proportionately according to the significance of the designation with utmost weight being accorded to the protection of international designations. In addition, regard will be had to the Green Infrastructure Study and Green Infrastructure Delivery Plan (see explanatory text to Policy EN3).
- 3.9** All proposals should consider protection and enhancement of biodiversity from the outset. Avoidance of potential harm to habitats and protected species will be expected. Where appropriate, adequate evidence, normally in the form of an Ecological Assessment, should be submitted to demonstrate the proposal will not result in any significant adverse impact upon internationally, nationally and locally designated sites/areas. This may include acceptable safeguarding measures to be included, and mitigation, or compensatory measures where impacts are unavoidable.

Environment

- 3.10** Proposals likely to have a significant effect on Natura 2000 sites (N2K sites) should be accompanied by sufficient information to enable the LPA to undertake an Appropriate Assessment as required under the Conservation of Habitats and Species Regulations 2010 (as amended). Proposals which would result in significant harm to biodiversity, having appropriate regard to the 'mitigation hierarchy', should not be permitted. Proposed development likely to result in significant harm to a SSSI will be considered in light of paragraph 118 of the NPPF.
- 3.11** Housing developments will be required to implement or contribute to measures to mitigate the adverse effects of recreational disturbance impact on N2K sites identified through the strategic HRA, or subsequently identified through project level HRA. Measures will include the provision of suitable alternative natural greenspace that provide a viable alternative to visiting N2K sites for daily recreational needs. Green Infrastructure provision will be in line with Policy EN3 Green Infrastructure requirements and have regard to green infrastructure projects identified within the Greater Norwich Infrastructure Plan (GNIP) or future iteration of this. Green Infrastructure provision or contribution to this will be secured through planning permissions, including S106 obligations or unilateral undertakings, or CIL.
- 3.12** All new developments will ensure that there will be no adverse impacts on the water environment, European and Ramsar sites and other designated sites in the area and beyond including by storm water runoff, water abstraction, or sewerage discharge in accordance with the Water Framework Directive (WFD). The particularly sensitive N2K sites are: The Broads SAC, The Broads RAMSAR Site, The Broadland SPA, The River Wensum SAC, Winterton-Horsey Dunes SAC, Breydon Water SPA RAMSAR, Norfolk Valley Fens SAC and Great Yarmouth North Denes; as identified in the HRA.

Environment

Policy EN2 – Landscape

In order to protect the character of the area, development proposals should have regard to the Landscape Character Assessment SPD and, in particular, consider any impact upon as well as seek to protect and enhance where appropriate:

- i. Gaps between settlements;
- ii. Visually sensitive skylines, hillsides and valley sides and important views including the setting of the Broads Area;
- iii. Nocturnal character;
- iv. Conservation Areas;
- v. Scheduled Ancient Monuments; and
- vi. Historic Parks and Gardens; and
- vii. Green spaces including natural and semi-natural features as well as geological/geomorphological features which make a significant contribution towards defining the character of an area.

3.13 Paragraph 61 of the NPPF states that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Paragraph 77 states that the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land. Paragraphs 109 – 125 set out the Government's view on conserving and enhancing the natural environment. In particular, paragraph 113 of the National Planning Policy Framework (NPPF) states that local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

3.14 A Landscape Character Assessment Supplementary Planning Document (SPD) has been adopted and this information should be used to ensure that development proposals reflect the distinctive character, qualities and sensitivities of the area. Key designated heritage assets to which the policy applies are shown on the policies map. However, there may also be other features not shown on the policies map that should be taken into account on the basis that they make a significant

Environment

contribution towards defining the character of an area e.g. listed buildings, green spaces, geological/geomorphological features and natural or semi-natural features including trees and hedgerows. In this respect such features may be considered to be of strategic landscape importance on account of the scale they occur at or their particular prominence/unique value. Examples include the setting of the Broads and river valleys such as the River Wensum, River Yare and River Bure. Those areas of these landscape features located within settlement limits can be considered to be particularly sensitive and it should therefore be ensured that development does not result in any significant adverse impact upon them.

- 3.15** Regard will be had to any amendments to statutory designations e.g. County Wildlife Sites, Conservation Areas etc., as well as any local designations (e.g. Green Spaces) identified in Neighbourhood Plans and intended to replace those set out in this document.
- 3.16** The Council will seek to ensure inherent visual qualities and ensure that the distinctive character of these areas is protected. Development will only be permitted where it does not result in any significant detrimental impact upon the character, scenic quality or visual benefit of the area.
- 3.17** Paragraph 125 of the NPPF states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. The term nocturnal character when used in this context refers to the impact of any external lighting proposals at night when they are likely to have most impact, particularly in the countryside. The presence of any existing lighting should be taken into account along with levels of illumination associated with proposed lighting.

Policy EN3 – Green Infrastructure

All development will be expected to maximise opportunities for the creation of a well-managed network of wildlife habitats.

Residential development consisting of five dwellings or more will be expected to provide at least 4 ha of informal open space per 1,000 population and at least 0.16ha of allotments per 1,000 population.

Development will also be expected to make adequate arrangements for the management and maintenance of green infrastructure.

- 3.18** Paragraphs 69 – 78 of the NPPF set out the Governments view on promoting healthy communities. In particular, paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Paragraph 74 states that existing open space, sports and recreational buildings and land,

Environment

including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. Paragraph 117 states that planning policies should plan for biodiversity at a landscape-scale across local authority boundaries; identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity.

- 3.19** Policy 1 of the JCS states that development will contribute to providing a multi-functional green infrastructure network. Paragraph 5.5 of the supporting text to Policy 1 states that more detailed delivery of green infrastructure will be taken forward through delivery plans and other elements of the LDF.
- 3.20** Improving the quality and accessibility of informal open space is of such importance that residential development consisting of five dwellings or more is expected to provide a contribution towards its enhancement and maintenance. The Council will seek to ensure the provision of adequate informal open space to meet the recreational needs of existing and future residents and to mitigate the potential impacts of visitor pressure upon sensitive internationally designated sites (Natura 2000 sites) as identified in the HRA and referred to in Policy EN1 of this DPD. Where appropriate on-site provision will be expected, and this will need to be adequate to provide a viable alternative to visiting Natura 2000 sites or contribute to the provision of a viable alternative as part of a wider green Infrastructure network. On sites where adequate provision cannot be achieved, off-site provision is necessary. The requirement for informal open space set out within this policy is in addition to the formal recreational provision requirement set out in Policy RL1 of this DPD. However, in general new areas of open space created should be multi-functional serving a variety of purposes e.g. where appropriate they could incorporate formal and informal recreational provision as well as sustainable drainage areas where appropriate (in accordance with paragraph 99 of the NPPF).
- 3.21** The Council will have regard to the findings of the PPG17 Open Spaces, Indoor Sports and Community Recreation Assessment undertaken by Strategic Leisure Limited in September 2007, along with any updated information related to this. The district average in respect of existing informal open space equates to approximately 4 hectares per 1,000 population. This is broadly in accordance with the benchmark aspiration in respect of Accessible Natural Green Space (ANGSt) suggested by Natural England of 3.74ha per 1,000 population.

- 3.22** The Council recognises that there may be some circumstances where it is not appropriate to meet the green infrastructure requirement on-site. In addition, it may not always be necessary to provide allotments for example, where there is a surplus in an area. Consequently, it is acknowledged that a flexible approach will need to be adopted in applying the policy. Therefore in seeking to apply this policy the Council will negotiate the provision on individual proposals taking into account matters such as the scale of the development proposed, characteristics and location of the site and the standard of existing provision within the area. Where there is an identified deficit the Council will seek to address this if possible. On larger sites meaningful on-site provision is more likely to be achievable. However, it is more likely that the requirement will need to be commuted for smaller developments.
- 3.23** The Council will ensure the provision of adequate informal open space to meet the recreational needs of future residents and to mitigate the potential impacts of visitor pressure upon sensitive internationally designated sites (Natura 2000 sites) as identified in the HRA and referred to in Policy EN1 of this DPD. Where appropriate, on-site provision will be expected and this will need to be adequate to provide a viable alternative to visiting Natura 2000 sites or contribute to the provision of a viable alternative as part of a wider Green Infrastructure network. On sites where adequate provision cannot be achieved, off-site provision is necessary.
- 3.24** The provision of green infrastructure is of particular importance to address the potential impacts of increased visitor pressure on Natura 2000 sites, as identified in the HRA. Therefore, it will need to be ensured that the type of green infrastructure provided includes attractive, accessible greenspace that gives a credible alternative to visiting those sites. This may include some of the priorities identified in the Greater Norwich Green Infrastructure Study, the Greater Norwich Green Infrastructure Delivery Plan, and the projects formalised within the GNIP, or future iterations of these.
- 3.25** As part of the background work underpinning the JCS, a Green Infrastructure Study and Green Infrastructure Delivery Plan were produced which development proposals should have regard to. In addition to necessary green infrastructure being provided related to the development, other strategic elements of green infrastructure will be sought. This may include some of the priorities identified in the Greater Norwich Green Infrastructure Study, the Greater Norwich Green Infrastructure Delivery Plan, and the projects formalised within the GNIP, or future iterations of these. Strategic green infrastructure provision will be funded through the Community Infrastructure Levy (CIL) or other funding sources. Delivery of the informal recreational provision to provide mitigation that has been identified as being necessary will be secured through s106 obligations or other legal agreement or appropriate mechanism.

Environment

- 3.26** The Council will also expect developers to make adequate arrangements for the management of green infrastructure.
- 3.27** The Council intends to produce an SPD to provide more detailed guidance on how this policy will be applied in practice.

Policy EN4 – Pollution

Development proposals will be expected to include an assessment of the extent of potential pollution. Where pollution may be an issue, adequate mitigation measures will be required. Development will only be permitted where there will be no significant adverse impact upon amenity, human health or the natural environment.

- 3.28** Paragraphs 109-125 of the NPPF set out the Government's view on conserving and enhancing the natural environment and the considerations that apply when assessing the potential impacts of pollution.
- 3.29** In considering development proposals regard will be given to the risk and impact of potential pollution including that of land, water, noise or air; either arising from the development or on the development from existing uses (e.g. where housing is proposed near to a potentially polluting use). Development proposals will need to address any risks. Developers should also be aware of relevant pollution prevention legislation that may need to be complied with under the pollution control system. Regard should also be had to Policy GC4 in the General Considerations chapter of this DPD.

This chapter includes the following policies:

- H1 – Dwellings connected with rural enterprises
- H2 – Removal of occupancy conditions
- H3 – Replacement dwellings outside settlement limits
- H4 – Change of use of a dwelling
- H5 – Residential institutions
- H6 – Sites for Gypsies and Travellers

Introduction

- 4.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 4.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 4.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to subdivision, dwelling mix, affordable housing and housing with care.
- 4.4** In addition to the policy requirements set out within this chapter, proposals for residential development will be expected to include appropriate provision for formal recreation, community facilities and waste collection/recycling facilities in accordance with Policy RL2, CS3 and CS4 of this DPD.

Annexes and subdivision of plots

- 4.5** Paragraph 53 of the NPPF states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 4.6** The creation of annexes often allows families to provide a degree of care and supervision for a relative whilst allowing a degree of independent living. By their very nature annexes should be incidental to the use of a dwelling house, for example they should be located within close proximity of the main dwelling with shared facilities such as a kitchen, shared utilities such as electricity and water supply, and shared postal address. On this basis the use of a structure that is within the curtilage of an existing dwelling as an annexe does not require planning permission. However, in the case of proposals which involve the creation of an annexe, there may be some cases where the structure does not comply with the

Housing

permitted development criteria and therefore the structure requires the benefit of planning permission. In such circumstances the Council will seek to ensure that the use of the structure remains incidental to that of the main dwelling and will impose a condition along these lines.

- 4.7** Proposals for structures within the curtilage of an existing dwelling where the use is not incidental to that of the main dwelling will be considered as an application for subdivision and therefore determined in accordance with Policies GC2 and GC4. Outside settlement limits such proposals should not be permitted as there is no justification to allow new dwellings in unsustainable locations. Within settlement limits the principle of subdivision is acceptable, subject to the detail being agreeable in accordance with Policy GC2 of this DPD. Applications for subdivision proposals within settlement limits should have regard to the criteria set out in Policy GC4 of this DPD.

Dwelling mix

- 4.8** Paragraph 50 of the NPPF requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Policy 4 of the JCS states that proposals for housing will be required to contribute to the mix of housing required to provide balanced communities and meet the needs of the area, as set out in the most up to date study of housing need and/or Housing Market Assessment.

Affordable housing

- 4.9** Paragraph 47 of the NPPF states that local planning authorities should use their evidence base to ensure that their DPD meets the full, objectively assessed needs for market and affordable housing. Paragraph 50 requires local planning authorities to set policies for meeting a defined affordable housing need. Paragraphs 54, 55 and 89 make provision for exception sites.
- 4.10** Policy 4 of the JCS requires a proportion of affordable housing, including an appropriate tenure mix, on all sites for 5 or more dwellings (or 0.2 hectares or more). However, following a change to national planning policy in March 2015, contributions cannot be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm (gross internal area), (except in specific designated rural areas of which there are currently none in Broadland District).^{*} The proportion of affordable housing, and mix of tenure sought will be based on an up to date needs assessment for the plan area. Finally, at appropriate settlements, sites that would not normally be released for housing will be considered for schemes that specifically meet an identified local need for affordable homes. Such schemes must ensure that the properties are made available in perpetuity for this purpose. Policy 17 also makes provision for exception sites.

Housing with care

- 4.11** Paragraph 50 and 159 of the NPPF require local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). Policy 4 of the JCS states that mixed tenure housing with care will be required as part of overall provision in highly accessible locations. In particular provision will be required in Norwich, and the major growth locations of Old Catton, Sprowston, Rackheath and Thorpe St Andrew growth triangle. In general proposals within settlement limits will be considered acceptable in principle provided there will be no significant adverse impact.

Housing Policies

Policy H1 – Dwellings connected with rural enterprises

Outside settlement limits planning permission will be granted for dwellings associated with an enterprise which justifies a rural location where it can be demonstrated that:

- i. There is a demonstrable functional need which relates to a full-time worker that cannot be fulfilled by an existing dwelling; and
- ii. The enterprise has been established for at least three years, is financially sound, and has a clear prospect of remaining so.

- 4.12** Paragraph 28 of the NPPF promotes a strong rural economy through supporting the sustainable growth and expansion of all types of business and enterprise in rural areas. Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.
- 4.13** Policy 1 of the JCS states that to address climate change the need to travel should be minimised. Policy 5 states that the local economy will be developed in a sustainable way to support jobs and economic growth both in urban and rural locations. Policy 17 makes provision for home working, small-scale and medium-scale commercial enterprises where a rural location can be justified.
- 4.14** The Council's policy is to restrict new residential development to within the defined settlement limits in the interests of sustainable development. However, this policy recognises that certain activities justify a rural location and require an employee

Housing

to live close to the activity. Temporary permission may be considered in some cases to enable the Council to assess the requirement for accommodation on the site. This approach will also enable the applicant to establish the enterprise to the point where the policy is satisfied and permission for a permanent dwelling can be granted.

- 4.15** An advice note on new dwellings connected with some rural enterprises is available from the LPA. The Advice Note provides more detailed guidance on the requirements which need to be satisfied.
- 4.16** To ensure that the dwelling permitted continues to meet the specific need identified in perpetuity the occupancy will be controlled by way of a condition.

Policy H2 – Removal of occupancy conditions

Applications for the removal of occupancy conditions should demonstrate why an occupancy condition is no longer relevant.

- 4.17** Paragraph 28 of the NPPF promotes a strong rural economy through supporting the sustainable growth and expansion of all types of business and enterprise in rural areas. Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.
- 4.18** Policy 1 of the JCS states that to address climate change the need to travel should be minimised. Policy 5 states that the local economy will be developed in a sustainable way to support jobs and economic growth both in urban and rural locations. Policy 17 makes provision for home working, small-scale and medium-scale commercial enterprises where a rural location can be justified.
- 4.19** An advice note on the removal of occupancy restrictions is available from the local planning authority to provide guidance. This states that any application will have to satisfy the Council that it meets the criteria set out above and will require evidence demonstrating that the operation no longer needs the dwelling; the operation to which the dwelling is connected is no longer viable; and that there is no demand to purchase or let the dwelling by someone who could fulfil the restriction of the locality.

Policy H3 – Replacement dwellings outside settlement limits

Outside settlement limits replacement dwellings will be considered acceptable in principle provided the building is substantially intact and its use as a dwelling has not been abandoned.

- 4.20** Paragraph 51 of the NPPF states that local planning authorities should identify and bring back into residential use empty housing and buildings. Policy 17 of the JCS makes provision for replacement dwellings in the countryside.
- 4.21** Where a building is substantially intact and the lawful use remains a dwelling, it would be preferable for the building to be renovated and adapted if possible in order that it can be brought back into residential use. However, in the event that this does not prove practical, proposals for replacement dwellings will be viewed favourably in principle provided that the replacement bears an acceptable relationship to the site and surroundings having due regard to the guiding principles set out in Policies GC2 and GC4.

Policy H4 – Change of use of a dwelling

Proposals for change of use of a dwelling, including to allow working from home will be considered acceptable in principle provided that:

- i. The sale of any goods is limited to those produced on site; and
- ii. The scale and nature of the use relates acceptably to the surroundings; and
- iii. The benefit arising from the new use outweighs the loss of the dwelling.

- 4.22** Paragraphs 18-22 of the NPPF set out the Government's view on building a strong, competitive economy. In particular, paragraph 19 states that planning should operate to encourage and not act as an impediment to sustainable growth. Paragraph 21 states that local planning authorities should facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Paragraphs 23-27 regard ensuring the vitality of town centres. In particular, paragraph 23 states that in drawing up DPDs, local planning authorities should set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres. Paragraph 25 states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. Paragraph 28 regards supporting a prosperous rural economy.

Housing

- 4.23** Policy 1 of the JCS states that to address climate change the need to travel should be minimised. Policy 5 of the JCS states that the local economy will be developed in a sustainable way to support jobs and economic growth both in urban and rural locations. Policy 17 makes provision for small-scale and medium-scale commercial enterprises where a rural location can be justified in the countryside.
- 4.24** When considering applications for the change of use of part or all of a dwelling, the local planning authority must be satisfied that no undue adverse effects will arise, to the detriment of neighbours or character and appearance of the surrounding area in general. In this respect, proposals will be considered against the guiding principles set out in Policy GC4 (and GC2 where applicable) in the General Considerations Chapter of this DPD.
- 4.25** In some circumstances a change of use may be permitted where it gives rise to an overriding benefit e.g. the change of use would lead to the retention of a building of significant architectural or historic merit which would otherwise be lost.
- 4.26** It is important to be responsive to the needs of small businesses, and in many cases these enterprises originate from individuals starting them up at home.
- 4.27** In some cases planning permission may not be required to allow working from home. An advice note is available from the local planning authority to provide guidance on the matter which also states the criteria any application will have to satisfy in the event that permission is required.

Policy H5 – Residential institutions

Planning applications for residential institutions within settlement limits will be considered acceptable in principle provided the site is accessible by public transport and is within reasonable proximity of community facilities.

In addition to the above, proposals for residential institutions outside settlement limits will also need to demonstrate that the facility is required to meet an identified need in the locality.

- 4.28** Paragraph 50 and 159 of the NPPF require local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

Housing

- 4.29** In accordance with Policy 4 of the JCS, mixed tenure housing with care will be required as part of overall provision in highly accessible locations. In general proposals within settlement limits will be considered acceptable in principle provided there will be no significant adverse impact.
- 4.30** This policy applies to those uses falling within Class C2 and C2A of the Use Classes Order, as amended i.e. a residential establishment (which may also provide medical care or other support) in which residents live communally. This includes residential homes for the elderly, community homes, nursing homes and hostels where a significant element of care is involved. It does not apply to sheltered and supported housing schemes or housing with care where residents are likely to be more active and independent, even where there is a warden on site. Such developments are considered to fall within Class C3 of the Use Classes Order, as amended, on the basis that they are not regarded as being materially different from general housing and the normal location criteria and standards relevant to housing will be applied in the case of such proposals.
- 4.31** In assessing the reasonable proximity and accessibility of a proposed residential institution regard will be given to the level of care provided as well as the needs of the residents.
- 4.32** It is important that any site relates well to existing development and that no adverse impacts will arise. In this respect, proposals will be considered against the guiding principles set out in Policy GC4 (and GC2 where applicable) in the General Considerations Chapter of this DPD. Furthermore, to ensure the scheme is as environmentally sustainable as possible, it should have good access to a range of local facilities and public transport.

Policy H6 – Sites for Gypsies and Travellers

Outside settlement limits proposals for permanent Gypsy and Traveller residential accommodation which meet an identified need will be permitted on sites that are within reasonable proximity of community facilities provided there is no significant adverse impact.

- 4.33** The UK Government document entitled Planning Policy for Traveller Sites states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of sites against their locally set targets; and identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years eleven to fifteen. In addition, local planning authorities should consider the production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites; particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty

Housing

to cooperate on planning issues that cross administrative boundaries). Furthermore it also states that local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally.

- 4.34** The 2008 Single Issue Review undertaken as part of the East of England Plan (Regional Spatial Strategy) looked at Gypsy and Traveller accommodation needs at a regional level and attributed pitch targets for councils. The JCS took this forward in Policy 4. Broadland was identified for 15 new pitches from 2006 to 2011 and 20 from 2012 to 2026. The policy also identified the fact that the Regional Spatial Strategy was to be revoked and that from 2011 targets for pitches would be based on local evidence.
- 4.35** The East of England Plan has now been revoked. Furthermore, the evidence supporting the single issue review is considered out-of-date. More detailed local level research has subsequently been undertaken to supersede this on behalf of Broadland, Norwich and South Norfolk councils through a Gypsy and Traveller Accommodation Assessment (GTAA) 2012. The study indicated a very low level of need (3 permanent pitches) within the Broadland district for the period 2011-2016, with higher levels of need in Norwich and South Norfolk. Beyond 2016, the report suggested that there would likely be a need to provide further Gypsy and Traveller sites after 2016.
- 4.36** Because of the low level of need in Broadland, the Council has adopted an approach to bring forward proposals through the planning application process. A key advantage of this is that provision is targeted to the location where a need is identified by the gypsies and travellers themselves, as and when the need arises, rather than arbitrarily trying to predict future locational needs.
- 4.37** This has resulted in planning permissions for 11 pitches in the district from 2008 to 2011, and a further 6 pitches from 2011 to 2014, giving a total of 17 pitches in 5 locations. This illustrates that the approach is working well, and it is expected that this will continue to give an adequate supply of sites to meet needs in the coming years. However, the situation will need to be monitored and reviewed over time in the light of further information, such as through the regular Gypsy and Traveller Accommodation Assessment, and action taken as appropriate.
- 4.38** The approach has been formalised through the specific policy in the Council's Development Management DPD.
- 4.39** To ensure that the accommodation permitted continues to meet the specific need for Gypsy and Traveller accommodation in perpetuity the occupancy will be controlled by way of a condition.
- 4.40** To minimise the need for long-distant trips to access services/facilities sites should be located within reasonable proximity of schools, doctor's surgeries etc.

Housing

- 4.41** The District Council will be undertaking a review of gypsy and traveller accommodation needs in 2015/16, updating the Gypsies and Travellers Accommodation Assessment (GTAA) published in 2012. This will be undertaken individually or jointly with other authorities, and in accordance with the Duty to Co-operate.
- 4.42** Any future needs for gypsy and traveller accommodation that are identified through the work will be addressed, in planning terms, through the review of the Broadland Site Allocations Plan or a focussed Local Plan dealing specifically with this matter.
- 4.43** The current need for gypsy and traveller accommodation, identified through the Gypsy and Traveller Accommodation Assessment (GTAA) 2012, has been addressed through a number of planning permissions given in recent years and this approach will continue if further demonstrable needs arise in the meantime.

Employment

This chapter includes the following policies:

- E1 – Existing strategic employment sites
- E2 – Retention of employment sites
- E3 – Tourist accommodation

Introduction

- 5.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 5.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 5.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to new strategic employment allocations, tourism and the rural economy.
- 5.4** Employment use is usually defined as those falling within Class B1, B2 or B8 of the Use Classes order. However, some sui generis uses and some of those falling within Class D1 of the Use Classes order may also be considered to fall within this definition where they are similar in nature to B1, B2 or B8 uses and provide employment. Proposals for such uses in employment sites will be considered on their merits.

New Strategic Allocations

- 5.5** Paragraphs 18-22 of the NPPF set out the Government's view on building a strong, competitive economy. In particular paragraph 19 states that significant weight should be placed upon the need to support economic growth through the planning system. Paragraph 21 states that in drawing up DPDs, local planning authorities should identify strategic sites.
- 5.6** Policy 5 of the Joint Core Strategy states that sufficient employment land will be allocated in accessible locations to meet identified need and provide choice. Policy 9 of the JCS states that employment development at strategic locations will include a 25ha extension to Broadland Business Park and a new business park of around 30ha associated with Norwich airport and focussed on uses benefitting from an airport location.

Tourism

- 5.7** Tourism constitutes a significant source of employment and contributes significantly to the economic success of the district. Paragraph 28 of the NPPF promotes sustainable tourism initiatives as does Policy 8 of the JCS. Policy 17 of the JCS makes provision for limited tourist facilities in the countryside. The Council is committed to improving the quality and range of tourist attractions and accommodation throughout the district and this is identified as a priority within the Council's strategy on economic development. Visitor attractions will therefore be supported in principle where the need for the facility has been adequately demonstrated and it will not give rise to any significant adverse impact, in accordance with Policy GC2 of this DPD.

The rural economy

- 5.8** Paragraphs 18-22 of the NPPF set out the Government's view on building a strong, competitive economy. In particular paragraph 19 states that planning should operate to encourage and not act as an impediment to sustainable growth. In particular, paragraph 21 states that local planning authorities should facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Paragraphs 23-27 of the NPPF set out the Government's view on ensuring the vitality of town centres. Paragraph 23 states that in drawing up DPDs, local planning authorities should set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres. Paragraph 25 states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. Paragraph 28 of the NPPF states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
- 5.9** Policy 1 of the JCS states that to address climate change the need to travel should be minimised. Policy 5 of the JCS promotes a strong rural economy. In particular, the rural economy will be supported by promoting the development of new and expanded businesses which provide local employment opportunities. Policy 17 of the JCS states that small-scale and medium-scale commercial enterprises and farm diversification where a rural location can be justified to maintain and enhance the rural economy will be acceptable.
- 5.10** The extension or replacement of existing employment premises outside settlement limits; development that is reasonably necessary for the purposes of agriculture which requires planning permission; and the diversification of rural enterprises will therefore all be considered acceptable in principle where there is a justifiable need for them to be located in the countryside and provided there will be no significant

Employment

adverse impact. Proposals for the change of use of a dwelling, including to allow working from home, will be considered in the context of Policy H4 in the Housing chapter of this DPD.

Employment Policies

Policy E1 – Existing strategic employment sites

Employment sites of strategic importance as identified on the policies map will be reserved for employment use.

- 5.11** Paragraphs 18-22 of the NPPF set out the Government's view on building a strong, competitive economy. In particular, paragraph 19 states that planning should operate to encourage and not act as an impediment to sustainable growth and that significant weight should be placed on the need to support economic growth through the planning system. Paragraph 21 states that local planning authorities should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth and identify strategic sites to meet anticipated needs over the plan period.
- 5.12** Policy 5 of the Joint Core Strategy states that sufficient employment land will be allocated in accessible locations to meet identified need and provide choice. Development Plan Documents and investment strategies will ensure that a readily available supply of land is maintained throughout the JCS period.
- 5.13** The retention of an adequate supply of employment land is crucial for achieving economic stability. The loss of employment uses will be controlled in order to maintain an adequate supply of employment land in appropriate locations.
- 5.14** Although the main employment sites are located in the Norwich Fringe and the larger settlements, it is also important that a suitable level of employment is provided in the rural area.
- 5.15** Particular emphasis is given to the protection of employment sites of 'strategic' importance. These are generally large scale sites in close proximity to areas of significant population which are well-linked to the transport network and provide a range of employment opportunities throughout the district.

Policy E2 – Retention of employment sites

Within settlement limits, sites which are in employment use or were last used for employment will be retained in employment use unless the proposed new use will not result in any detrimental impact and:

- i. It has been demonstrated that continued employment use is not viable; or
- ii. There is a significant environmental or community gain from redevelopment and/or change of use which outweighs the employment benefits.

- 5.16** Paragraphs 18-22 of the NPPF set out the Government's view on building a strong, competitive economy. In particular, paragraph 19 states that planning should operate to encourage and not act as an impediment to sustainable growth and that significant weight should be placed on the need to support economic growth through the planning system. Paragraph 21 states that local planning authorities should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth and identify strategic sites to meet anticipated needs over the plan period. Paragraph 22 states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 5.17** Policy 5 of the Joint Core Strategy states that sufficient employment land will be allocated in accessible locations to meet identified need and provide choice. Development Plan Documents and investment strategies will ensure that a readily available supply of land is maintained throughout the JCS period.
- 5.18** In order to demonstrate that continued employment use is not viable it will normally be expected for the site to be marketed at a realistic price for 12 months by a reputable estate agent, without any definite offers having been received. Full details of the marketing exercise and any offers received should be submitted in support of any application for an alternative use.

Policy E3 – Tourist accommodation

New tourist accommodation will be permitted outside settlement limits where it has been adequately demonstrated that a site-specific demand for the accommodation exists and that the enterprise will be financially viable.

Employment

- 5.19** Paragraph 28 of the NPPF states that to promote a strong rural economy, local and neighbourhood plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. Also DPDs should promote the development and diversification of agricultural and other land-based rural businesses.
- 5.20** Policy 5 of the Joint Core Strategy states that tourism, leisure, environmental and cultural industries will be promoted. This will be assisted by encouragement for appropriate development including sustainable tourism initiatives. The rural economy will also be supported by promoting the development of new and expanded businesses which provide tourism opportunities. Policy 17 states that small-scale and medium-scale commercial enterprises where a rural location can be justified to maintain and enhance the rural economy will be acceptable.
- 5.21** The development of new tourist accommodation is acceptable within the existing built-up area subject to accordance with other policies in this Plan. Proposals for tourist accommodation in the countryside will be permitted if they are justified by way of a specific need for provision of that type of accommodation in the particular location (e.g. accommodation associated with an established fishing enterprise); and applicants can show that the proposal is viable in the long-term.
- 5.22** It is likely that any planning permissions granted for accommodation will be subject to a condition restricting its occupancy. Similarly, where the construction of the building, or nature of the area, means that the building would be unsuitable for use at certain times of the year, an appropriate condition will be imposed.

This chapter includes the following policies:

- R1 – District, commercial and local centres
- R2 – Sprowston and Sweetbriar retail parks

Introduction

- 6.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 6.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 6.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to the role of the town centre and local shops.

The role of the town centre

- 6.4** The role of the town centre is emphasised in paragraphs 23-27 of the NPPF which in turn is reflected in Policy 19 of the JCS. The commercial and district centres shown on the policies map reflect the settlement hierarchy set out within the JCS. The implementation of proposals at Whitehouse Farm in Sprowston will result in the creation of a further district centre.
- 6.5** The JCS does not include any specific provision for additional major convenience goods floorspace on the basis that the majority of the population of the District already has access to a large store of this kind. However if market forces indicate that proposals for new stores or extensions to existing stores would be viable, applications will be considered in light of the criteria set out in paragraphs 23-27 of the NPPF and Policy 19 of the JCS.
- 6.6** Paragraph 6.72 of the supporting text to Policy 19 of the JCS states that coordinated development management policies for the three districts will include consideration of a lower threshold for impact assessments than the national threshold set out in Planning Policy Statement 4. Clearly PPS4 has now been superseded by the NPPF. The Council has no evidence to suggest that a lower threshold for impact assessments than that stipulated in the NPPF is appropriate. The position has been discussed and agreed with both Norwich City Council and South Norfolk Council. No concern has been identified that this approach will give rise to any significant detrimental cross-boundary impacts. On this basis national thresholds set out in paragraph 26 of the NPPF will be applied.

Retail

Local shops

- 6.7** Paragraph 28 of the NPPF states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. For proposals involving new village shops or pubs, regard should therefore be had to Policy CSU1 of this DPD.

Retail Policies

Policy R1 – District, Commercial and Local centres

Within the defined district, commercial and local centres as shown on the policies map, town centre type uses which increase the attractiveness and vitality of the centre will be encouraged.

Proposals for changing the use of the ground floor of retail (A1 use) premises within the defined district and commercial centres will be expected to maintain at least 50% of the non-residential units in the defined centre in class A1 use.

- 6.8** Paragraph 23 of the NPPF states that planning authorities should set out policies for the management and growth of centres over the plan period. In drawing up DPDs, local planning authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. Local planning authorities should define a network and hierarchy of centres.
- 6.9** Policy 12 of the Joint Core Strategy states that throughout the suburban area and fringe opportunities will be sought to retain and improve local services, and protect and enhance local and district centres. Policy 13 makes provision for limited expansion of town centre uses in or adjacent to the town centre. Policy 19 states that the development of town centre uses will be encouraged at a scale appropriate to the form and functions of a defined hierarchy of centres. Policies will be introduced in DPDs for all categories of centre as well as more dispersed services in villages to enhance the environment and economy of the centre or village and to protect its function by controlling proposals which would result in the loss of commercial premises or local services.
- 6.10** The JCS defines a district centre as a group of shops, containing at least one supermarket or superstore and other services, providing catchment extending beyond the immediate locality. District centres are located at The Paddocks in Old Catton and Pound Lane in Thorpe St Andrew. In addition, the implementation of proposals at Whitehouse Farm in Sprowston may result in the creation of a further district centre.

Retail

- 6.11** The JCS defines a local centre as a group of shops or services forming a centre of purely local significance.
- 6.12** Commercial centres are similar in nature to district centres insofar as they also serve a catchment area beyond the immediate locality. However, they generally extend over a wider area and contain a more diverse range of businesses. Commercial centres are located in Acle, Aylsham and Reepham.
- 6.13** The primary function of district and commercial centres is to meet people's day to day needs and this is reflected by where they feature within the settlement hierarchy as defined by the JCS. They comprise predominantly retail use but include other uses such as financial services (Class A2), restaurants and cafes (Class A3) drinking establishments (Class A4) and hot food takeaways (Class A5). There is also office use present (Class B1) which provides a valuable source of local employment and has the potential to add to the number of people using the shops and services in the defined centre. Other uses such as health services, dentists, libraries, day centres and nurseries etc. (D1 use) as well as leisure (D2 use) and other sui generis uses such as taxi businesses, launderettes etc. may also be located there. The importance of the non-retail element of these centres is acknowledged. However, the retail function of these centres help reduce the need for people in these settlements, and in adjoining parishes, to make long distance shopping trips. These centres are also accessible to less mobile shoppers and can aid social inclusion. The Council will therefore seek to protect the retail function of these centres. In calculating the percentage of non-residential units within the defined centre in A1 use, vacant units will be considered according to their permitted use.
- 6.14** In respect of proposals affecting local centres, regard should be had to Policy CSU2 of this DPD.

Policy R2 – Sprowston and Sweetbriar retail parks

Sprowston and Sweetbriar retail parks are to provide sites for the sale of bulky durable goods. Unit size will be expected to be at least 1,000 square metres gross footprint.

- 6.15** These sites operate under restrictive conditions on the planning permission limiting operators to those who sell a large proportion of bulky goods (such as DIY goods, garden centre goods, flat pack furniture, etc). Conditions also set a minimum floor area for units. They provide a form of retailing that is complementary to the role of Norwich as a Regional Centre that, due to the constraints of the historic core of Norwich, cannot be accommodated in the Centre. It is important that the Parks continue to perform this function and therefore the Council will continue to restrict the use of the sites to the sale of bulky goods.

Recreation and Leisure

This chapter includes the following policies:

- RL1 – Provision of formal recreational space

Introduction

- 7.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 7.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 7.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to promoting healthy communities, green infrastructure and leisure/recreational facilities.
- 7.4** Some leisure facilities may also constitute tourist attractions and therefore regard should be had to paragraph 5.6 in the Employment chapter of this DPD.

Promoting healthy communities

- 7.5** The demand for recreation and leisure facilities is likely to continue to increase over the Plan period. Whilst some of this increased demand will come from the additional number of people living in or visiting the district, equally significant is the increase in leisure time and levels of participation. Accordingly, paragraphs 69-78 of the NPPF and Policies 7, 8 and 20 of the JCS place considerable emphasis on meeting this need in order to promote healthy communities. The Council is committed to the promotion and development of sporting and recreational facilities and this is identified as a priority within the Council's strategy on economic development.

Green infrastructure

- 7.6** Policy 1 of the JCS states that development will contribute to providing a multi-functional green infrastructure network. The Council will therefore seek to maximise green infrastructure opportunities in accordance with Policy 1 of the JCS and Policy EN3 of this DPD.

Recreation and Leisure

Leisure/recreational facilities

- 7.7** Paragraphs 28, 70 and 73 of the NPPF state that proposals for new or expanded recreation/leisure facilities which respect the character of the countryside should be encouraged in principle. Policies 5, 7 and 8 of the Joint Core Strategy promote proposals for leisure activities, including new or improved built facilities and greater access to green space and the countryside.
- 7.8** The Council will therefore look favourably upon proposals which improve the range and quality of leisure and recreational facilities throughout the district, provided any impacts are (or can be made) acceptable. Proposals should therefore have regard to other policies contained within this DPD. In particular, the guiding principles set out in Policies GC2 and GC4. Pursuits requiring extensive areas of land in the countryside or noisy outdoor sports activities will need to be considered carefully.
- 7.9** In considering recreation/leisure proposals, the Council will have regard to the recommendations/findings of the indoor and outdoor play facilities strategy.

Recreation and Leisure Policies

Policy RL1 – Provision of formal recreational space

Residential development consisting of five dwellings or more will be expected to make adequate provision and subsequent management arrangements for recreation. The provision of formal recreation should equate to at least 1.68 ha per 1,000 population and the provision of childrens play space should equate to at least 0.34 ha per 1,000 population.

- 7.10** Paragraphs 69 – 78 of the NPPF set out the Governments view on promoting healthy communities. In particular, paragraph 69 states that planning policies and decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. Paragraph 70 states that planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. Paragraph 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify

Recreation and Leisure

specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required. Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

- 7.11** Policy 7 of the Joint Core Strategy states that healthier lifestyles will be promoted by maximising access by walking and cycling and providing opportunities for social interaction and greater access to green space and the countryside. Policy 8 states that development will be expected to provide for local cultural and leisure activities, including new or improved built facilities, provide for a range of activities including performance space, and/or access to green space, including formal recreation, country parks and the wider countryside.
- 7.12** Improving the quality and accessibility of formal recreational space is of such importance that residential development consisting of five dwellings or more is expected to provide a contribution towards its enhancement and maintenance. The Council will therefore seek to ensure the provision of adequate formal recreational space to ensure the needs of existing and future residents are met in full. In the context of this policy, the term qualitative reduction refers to those arising from the increased use of existing facilities associated by persons occupying any new houses permitted within a parish. The requirement for formal open space set out within this policy is in addition to the informal recreational provision requirement set out in Policy EN3 of this DPD. However, in general new areas of open space created should be multi-functional serving a variety of purposes e.g. where appropriate they could incorporate formal and informal recreational provision.
- 7.13** The Council will have regard to the PPG17 Open Spaces Indoor Sports and Community Recreation Assessment undertaken by Strategic Leisure Limited in September 2007, along with any updated information related to this such as the indoor and outdoor play facilities strategy currently being undertaken. Where there is an identified deficit the Council will seek to address this where possible. In the case of large-scale residential development proposals, regard should also be had to Policy CSU3 in respect of this issue.
- 7.14** The Council recognises that it may not always be appropriate to achieve the formal recreational space requirement on-site. Therefore in seeking to apply this policy the Council will negotiate the provision on individual proposals taking into account matters such as the characteristics and location of the site, the scale of development proposed and the standard of existing provision within the area.

Recreation and Leisure

Where there is an identified deficit the Council will seek to address this if possible. On larger sites meaningful on-site provision is more likely to be achievable. However, it is more likely that the requirement will need to be commuted for smaller developments.

- 7.15** The Council will also expect developers to make adequate arrangements for the management of land and equipment/facilities provided.
- 7.16** In the case of development which is proposed upon formal recreational space, compensatory provision to an equivalent or improved standard will be sought.
- 7.17** The Recreational Open Space SPD will be updated in order to provide more detailed guidance on how this policy will be applied in practice.

Transport and Safety

This chapter includes the following policies:

- TS1 – Protection of land for transport improvements
- TS2 – Travel Plans and Transport Assessments
- TS3 – Highway safety
- TS4 – Parking guidelines
- TS5 – Airport development
- TS6 – Public safety zones

Introduction

- 8.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 8.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 8.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to promoting sustainable transport.

Sustainable transport

- 8.4** Paragraphs 29 - 41 of the NPPF promote sustainable transport. In particular, paragraph 41 of the NPPF states that local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice. Paragraphs 162 and 203 also refer to the requirement for infrastructure. Policy 6 of the JCS refers to access and transportation. Policies 9, 10 and 12 of the JCS refer to transport infrastructure required in order to implement a sustainable transport strategy.

Transport and Safety Policies

Policy TS1 – Protection of land for transport improvements

Land required for the improvement of the transport network will be safeguarded.

- 8.5** Paragraphs 29 – 41 of the NPPF set out the Government's view on promoting sustainable transport. In particular, paragraph 31 states that local authorities should work with neighbouring authorities and transport providers to develop

Transport and Safety

strategies for the provision of viable infrastructure necessary to support sustainable development. Paragraph 41 states that local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice. Paragraph 162 states that local planning authorities should take account of the need for strategic infrastructure including nationally significant infrastructure within their areas. Paragraph 203 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

- 8.6** Policies 6, 9 and 12 of the JCS aim to encourage walking and cycling as the primary means of travel with public transport for wider access, particularly through the implementation of the Norwich Area Transportation Strategy (NATS). Policy 9 refers specifically to the Norwich Policy Area and Policy 12 refers specifically to the fringe parishes.
- 8.7** Future development will necessitate further improvements to the transport network. Such improvements will need to be protected from prejudicial development. Those improvements already identified as being necessary are indicated on the policies maps. These include the Drayton High Road (A1067) near the junction with Middletons Lane and Hospital Lane; and, in Reedham an area for a possible future rail link; and the route of the Northern Distributor Road. Also within the OSRT Growth Triangle AAP areas are identified for 'link roads' serving development and rail halts serving the Norwich to Cromer/Sheringham railway. This policy will also apply to any other transport schemes that are proposed.

Policy TS2 – Travel Plans and Transport Assessments

In the case of major development, or where a particular need is identified, a Transport Assessment and/or Travel Plan will be required. Developers will need to include proposals to deal with any consequences of their development in terms of maximising access by foot, cycle and public transport and the means by which this will be secured in perpetuity.

- 8.8** Paragraphs 29 – 41 of the NPPF set out the Government's view on promoting sustainable transport. In particular, paragraph 32 states all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Paragraph 36 states that all developments which generate significant amounts of movement should be required to provide a Travel Plan.

Transport and Safety

- 8.9** Policies 6, 9 and 12 of the JCS aim to encourage walking and cycling as the primary means of travel with public transport for wider access, particularly through the implementation of the Norwich Area Transportation Strategy (NATS). Policy 9 refers specifically to the Norwich Policy Area and Policy 12 refers specifically to the fringe parishes.
- 8.10** In this context, major development includes any development that requires a Transport Assessment and Travel Plan as defined in the DfT's Guidance on Transport Assessment, Appendix B. An identified need may include (but is not exclusively limited to) congestion, accidents, air quality as a consequence of transport, particular difficulties/barriers for individual modes of transport or detriment to residential amenity as a consequence of transport movement. Where existing transport infrastructure is not operating satisfactorily, assessments will be required for smaller schemes. Early contact with Norfolk County Council as Highway Authority is recommended to establish the need for and scope of any transport assessments.
- 8.11** Mitigation measures identified as being necessary by the Transport Assessment or Travel Plan to accommodate the development will be provided at the expense of the developer. These may be secured by way of a condition or by way of a s106 agreement or s278 agreement. This may include the preparation, amendment and implementation of any traffic regulation orders which may be needed, any necessary works, and the acquisition of any land required from third parties to enable the works to be undertaken.

Policy TS3 – Highway safety

Development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network.

- 8.12** Paragraph 32 of the NPPF makes reference to safe and suitable site access to facilitate development and improvements to limit the significant impacts of development.
- 8.13** Policies 6, 9 and 12 of the JCS refer to the Norwich Area Transportation Strategy (NATS) which defines a route hierarchy. Policy 9 refers specifically to the Norwich Policy Area and Policy 12 refers specifically to the fringe parishes.
- 8.14** It is important that new development is undertaken in such a way that highway safety, or the operation of the network, is not adversely affected. Proposals for new development will be expected to demonstrate a safe access to the highway and that the local highway network will continue to function for the future.

Transport and Safety

- 8.15** The County Council has defined a route hierarchy identifying principal routes that carry significant amounts of through traffic and these routes are defined on the policies map. The function of these routes must not be impaired by inappropriately located development. New development should be treated such that traffic from the site has good access to an appropriate route as defined in the County Councils route hierarchy. For example HGV generating development should have good access to an HGV Access Route or higher designation of route within the route hierarchy.
- 8.16** New accesses onto or off the A47 will generally only be granted where it provides a junction with other main roads or access to service areas, maintenance compounds and other major transport infrastructure facilities. Proposed development served by side roads connecting to the A47 must not be detrimental to the safety and free flow of traffic on the A47.
- 8.17** In general, new accesses onto or off other principal routes and main distributor routes are only acceptable where they support integrated and sustainable development objectives. Development served by side roads connecting to other defined principal routes must demonstrate that no significant adverse effects will result. With the exception of sites inside defined development areas, access will generally only be permitted where it can be demonstrated that the routes ability to perform its function as designated in the route hierarchy would not be impaired.

Policy TS4 – Parking guidelines

Within new developments appropriate parking and manoeuvring space should be provided to reflect the use and location as well as its accessibility by non-car modes.

- 8.18** Paragraph 39 of the NPPF states that if setting local parking standards, local planning authorities should consider the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles. A Written Ministerial Statement in March 2015 stated that the following text must be read alongside paragraph 39, “Local Planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network”. Consequently, the acceptability of the parking provision within developments will be considered as part of the overall assessment of the development proposal and the impacts that may arise from it.
- 8.19** Policy 9 of the JCS seeks to restrain parking in areas with good standards of public transport accessibility, especially in and around the city centre. This will be applied to accord with current national planning policy.

Transport and Safety

- 8.20** In the case of certain commercial uses, the scope to change uses without express planning permission can cause difficulties unless adequate arrangements are made at the outset.

Policy TS5 – Airport development

Development related to Norwich International Airport will be assessed against the long term operational needs of the airport taking into account national aviation policy and guidance.

- 8.21** Paragraph 31 of the NPPF states that local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. Paragraph 35 states that when planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.
- 8.22** Policy 6 of the Joint Core Strategy states that the transportation system will be enhanced by supporting the growth and regional significance of Norwich International Airport for both leisure and business travel to destinations across the UK and beyond.
- 8.23** Norwich International Airport is a regional airport of significant importance to the local economy, reducing the need for overland travel to airports elsewhere in the country. Its importance to the local economy is recognised not only for the flights it offers and the employment it generates but also in terms of the perception of the area by potential investors. Its continued growth will be supported subject to meeting environmental and surface access considerations, although development in connection with aviation, both operational and non operational airport related development needs to be assessed against its impact on the surrounding area.
- 8.24** Part of Norwich International Airport lies in Broadland and part in Norwich.
- 8.25** Most operational development is permitted development and does not require specific planning permission, from the local planning authority but does require prior consultation with it. Where the Council is consulted on operational

Transport and Safety

development in the plan area, it will expect to see evidence that there are no suitable sites in the area south of the runway which would have less impact on their surroundings including visual or noise impact.

- 8.26** In the case of non-operational but clearly airport related development (development which though not strictly essential for the transport of passengers or freight is clearly related to the functioning of the airport and which needs to be located at or in close proximity to the airport) the Council does have planning control. In considering such developments in the plan area, the Council will expect to see evidence that there are no suitable sites south of the runway which would have less environmental impact, taking into account the long term operational needs of the airport. In all cases, proposals will be assessed against their environmental and access consequences, and the Council will expect to see persuasive evidence of the proposed development's relationship to the airport's aviation function and contribution to its long term success.
- 8.27** In determining applications for aviation development noise impact will be of particular significance. In this respect, proposals will be assessed against the guiding principles set out in Policy GC4 of this document.

Policy TS6 – Public safety zones

Development proposals will be expected to have regard to the public safety zones. Where there will be a significant risk to public safety, planning permission will not be granted.

- 8.28** Paragraph 172 of the NPPF states that planning policies should be based on up-to-date information on the location of major hazards and on the mitigation of the consequences of major accidents.
- 8.29** The public safety zones shown on the policies map relate to Norwich Airport. There are also others not shown which relate to hazardous installations including gas transmission pipelines and chemical manufacturing/processing plant. In determining whether or not to grant consent for a proposed development on land falling within these zones, advice will be sought from the Health and Safety Executive about risks to the proposed development from the hazardous installation will be taken into account. The Policy will also apply to any further installations to which the relevant legislation is applied.
- 8.30** In addition to the above, there are also specific public safety zones relating to Norwich Airport.
- 8.31** The Council is also required to consult the relevant authority before granting permission for certain kinds of development. This includes structures above a specific height or development which might, by its nature, endanger the safety of

Transport and Safety

aircraft by, for example, attracting large numbers of birds. This will include any safety implications created by the proximity of utility installations located close to the Airport. Nature reserves and wetlands or a bird sanctuary, as well as landscaping proposals linked to other developments, can also contribute to an elevated risk of bird strike. A separate safeguarding zone around Norwich international Airport – specifically relating to wind turbine developments - includes the whole plan area, requiring the Council to consult Norwich International Airport on wind turbine proposals.

This chapter includes the following policies:

- CSU1 – Additional community facilities
- CSU2 – Loss of community facilities or local services
- CSU3 – Provision of community facilities or local services within large-scale residential development
- CSU4 – Provision of waste collection and recycling facilities within major development
- CSU5 – Surface water drainage

Introduction

- 9.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 9.2** The Joint Core Strategy (JCS) sets out the over-arching strategy for growth throughout the District.
- 9.3** The policies contained within this document do not repeat those set out within the NPPF and JCS. Therefore, in addition to the policies contained within this chapter, development proposals should also pay adequate regard to the guiding principles contained within those higher level documents. Of particular relevance in respect of this chapter are the references to telecommunications, climate change, flooding and coastal change as well as infrastructure.

Climate change, flooding and coastal change

- 9.4** Paragraphs 93-108 of the NPPF provide extensive guidance for local planning authorities on climate change, flooding and coastal change. Paragraph 99 states that 'Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. New development should incorporate suitable adaptation measures, including through the planning of green infrastructure.' Paragraph 103 states that flood risk should not be increased elsewhere as a result of development and gives high priority to the use of SUDS. All development will be located and designed to be adapted to a changing climate and more extreme weather; and be sequentially located to minimise flood risk from all sources of flooding in accordance with policy 1 of the JCS. In accordance with paragraphs 93-108 of the NPPF and Policy 1 of the JCS, planning permission will not be granted for development that adversely affects the integrity of tidal or fluvial defences. The Environment Agency will be consulted on applications within 20 metres of a defence and any development within 9 metres of a flood defence requires Flood Defence Consent from them. Additionally in

Community Services and Utilities

considering flood risk issues, regard will be had to the Norwich Surface Water Management Plan. Other relevant surface water management plans/guidance produced by the County Council as lead Local Flood Authority, including the emerging Local Floodrisk Management Strategy, will also be taken into account. The overall aim is to reduce the risks of flooding across the catchments. Advice received from the Environment Agency and the Lead Local Flood Authority will be taken into account in the determination of planning applications.

Telecommunications

- 9.5** Paragraphs 43 - 46 of the NPPF provide guidance for local planning authorities when determining telecommunications applications (including for prior approval under Part 24 of the General Permitted Development Order). Policy 6 of the JCS promotes the provision of IT links, telecommunications and home working. Policy 10 states that major development locations will ensure high quality telecommunications and adequate energy supply and sewerage infrastructure.

Infrastructure

- 9.6** Paragraphs 21 and 203 of the NPPF refer to a need to identify and address any lack of infrastructure and policy 20 of the JCS recognises the need for timely provision and ongoing maintenance of infrastructure, services and facilities to support development. Policies 1, 3, 6, 9, 10, 12 and 18 provide details of specific infrastructure requirements.
- 9.7** The Council has adopted a Community Infrastructure Levy (CIL) which can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support development in the charging authority's area. Under the CIL Regulations 2010 there is the provision for CIL charging authorities to publish a list of this infrastructure that will be funded in part or whole by the monies collected. The further purpose of this list is to let developers know where they stand in relation to contributions through S106 of the Town and Country Planning Act 1990 and CIL, and to ensure that there is no duplication. Site-specific mitigation measures may also be required in some cases in order to accommodate new development at the expense of the developer. These may be secured by way of a condition or a s106 agreement.

Community Services and Utilities Policies

Policy CSU1 – Additional community facilities

Proposals which improve the range of community facilities and local services available within the district will be encouraged where no significant adverse impact would arise. Such proposals may be permitted outside settlement limits where it has been adequately demonstrated that a clearly defined need exists.

Community Services and Utilities

- 9.8** Community facilities (e.g. schools, libraries, public halls, and health facilities) and local services (e.g. local shops and pubs) are often a focus for a local community. The District Council will look favourably upon proposals for new or expanded community facilities provided there is no significant adverse impact. In this respect proposals should have regard to the guiding principles set out in Policies GC2 and GC4 of this Local Plan.
- 9.9** Outside settlement limits, new community facilities which would not result in any significant adverse impact will be permitted provided it is adequately demonstrated that a locally specific need exists for such a facility.
- 9.10** Paragraph 28 of the NPPF states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Paragraph 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Paragraph 72 states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.
- 9.11** Policy 5 of the Joint Core Strategy states that the rural economy will be supported by promoting the development of new and expanded businesses which provide local employment opportunities. Policy 7 states that in order to deliver thriving communities, tackle social deprivation and meet diverse needs across the area, a multi-agency approach will be required to ensure that facilities and services are available as locally as possible, provision will be made to ensure equitable access to new and improved community halls, including new provision on major developments. In addition, provision will be made for sufficient, appropriate and accessible education opportunities for both residents and non-residents, including wider community use of schools and new primary and new or expanded secondary schools to serve the major growth locations. Policy 8 states that development will be expected to provide for local cultural and leisure activities, including new or improved built facilities, provide for a range of activities including performance space, and/or access to green space, including formal recreation, country parks and the wider countryside. Policy 17 states that small-scale and medium-scale commercial enterprises where a rural location can be justified to maintain and enhance the rural economy will be acceptable.

Community Services and Utilities

Policy CSU2 – Loss of community facilities or local services

Proposals involving the loss of a community facility or local service should be avoided. However, in exceptional circumstances, proposals for the change of use of a community facility or local service will be considered where it has been demonstrated that the use is no longer viable and cannot be made viable; or plans for its replacement are included within the proposal.

- 9.12** Paragraph 28 of the NPPF states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Paragraphs 69 – 78 of the NPPF set out the Government's view on promoting healthy communities. In particular, paragraph 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Decision takers should guard against the loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policies should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community, and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 9.13** Policy 5 of the Joint Core Strategy states that the rural economy will be supported by promoting the development of new and expanded businesses which provide local employment opportunities. Policy 7 states that in order to deliver thriving communities, tackle social deprivation and meet diverse needs across the area, a multi-agency approach will be required to ensure that facilities and services are available as locally as possible, provision will be made to ensure equitable access to new and improved community halls, including new provision on major developments. In addition, provision will be made for sufficient, appropriate and accessible education opportunities for both residents and non-residents, including wider community use of schools and new primary and new or expanded secondary schools to serve the major growth locations. Policy 8 states that development will be expected to provide for local cultural and leisure activities, including new or improved built facilities, provide for a range of activities including performance space, and/or access to green space, including formal recreation, country parks and the wider countryside. Policy 17 states that small-scale and medium-scale commercial enterprises where a rural location can be justified to maintain and enhance the rural economy will be acceptable.

Community Services and Utilities

- 9.14** In general the Council will seek to prevent the loss of community facilities and local services in accordance with the NPPF. In some exceptional circumstances a change of use may be considered. Proposals along these lines will be required to demonstrate the use is no longer viable. However, in accordance with paragraph 70 of the NPPF proposals for the change of use should consider whether the community facility/local service can be developed or modernised in order to make it viable again. Applicants are advised to agree a marketing strategy in such circumstances. It is expected that such marketing should be for at least 12 months and the premises is being marketed at a realistic price. Furthermore, details should be provided of any offers including expressions of interest. Consideration will also be given to whether the premises is identified as a Community Asset.

Policy CSU3 – Provision of community facilities or local services within large-scale residential development

Proposals for large-scale residential development will be expected to include appropriate provision for community facilities.

- 9.15** Paragraph 28 of the NPPF states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Paragraphs 69 – 78 of the NPPF set out the Government's view on promoting healthy communities. In particular, paragraph 69 states that planning policies and decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. Paragraph 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of community facilities (such as meeting places, sports venues, cultural buildings and places of worship) to enhance the sustainability of communities and residential environments; and ensure an integrated approach to considering the location of housing and community facilities.
- 9.16** Policy 5 of the Joint Core Strategy states that the rural economy will be supported by promoting the development of new and expanded businesses which provide local employment opportunities. Policy 7 of the JCS states that in order to deliver thriving communities, tackle social deprivation and meet diverse needs across the area, a multi-agency approach will be required to ensure that facilities and services are available as locally as possible, provision will be made to ensure equitable access to new and improved community halls, including new provision on major developments. In addition, provision will be made for sufficient, appropriate and accessible education opportunities for both residents and non-residents, including wider community use of schools and new primary and new or expanded secondary schools to serve the major growth locations. Policy 8 states that development will

Community Services and Utilities

be expected to provide for local cultural and leisure activities, including new or improved built facilities, provide for a range of activities including performance space, and/or access to green space, including formal recreation, country parks and the wider countryside. Policy 17 states that small-scale and medium-scale commercial enterprises where a rural location can be justified to maintain and enhance the rural economy will be acceptable.

- 9.17** Permission for large-scale residential development will be related to the provision of community services. Where developments are of such a scale that they create a need for additional community facilities the developers will be expected to include such provision. The Council will have regard to the requirements of Policies GC4, EN3 and RL1 as well as the PPG17 Open Spaces Indoor Sports and Community Recreation Assessment undertaken by Strategic Leisure Limited in September 2007, along with any updated information related to this such as the indoor and outdoor play facilities strategy currently being undertaken. Where there is an identified deficit the Council will seek to address this where possible.

Policy CSU4 – Provision of waste collection and recycling facilities within major development

Proposals for major development will be expected to include appropriate provision for waste collection and recycling facilities

- 9.18** Policy 20 of the JCS states that waste recycling are essential to secure sustainable development.
- 9.19** All development, including housing and commercial uses, will generate waste which will need to be collected and this will need to be addressed in the design of the development. For major developments it is likely that this will need to include provision for specific waste collection/recycling facilities. The provision should be sufficient to meet the need arising from the scale of development proposed.

Policy CSU5 – Surface water drainage

Mitigation measures to deal with surface water arising from development proposals should be incorporated to minimise the risk of flooding on the development site without increasing flood risk elsewhere.

In particular, within the Critical Drainage Catchments and other areas at significant risk of flooding as identified by the Lead Local Flood Authority, all development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk.

Developers will be required to show that the proposed development would:

- i. not increase the vulnerability of the site, or the wider catchment, to flooding from surface water run-off from existing or predicted water flows; and
- ii. wherever practicable, have a positive impact on the risk of surface water flooding in the wider area.

Development must, as appropriate, incorporate mitigation measures to reduce surface water runoff, manage surface water flood risk to the development itself and to others, maximise the use of permeable materials to increase infiltration capacity, incorporate on site water storage and make use of green roofs and walls wherever reasonably practicable.

- 9.20** The use of permeable materials, on-site rainwater storage, green roofs and walls will be required unless the developer can provide justification to demonstrate that this would not be practicable or feasible within the constraints or configuration of the site, or would compromise wider regeneration objectives.
- 9.21** Development proposals will be required to maximise the use of soft landscaping and permeable surfacing materials unless the developer can provide justification to demonstrate that this is not feasible.
- 9.22** This policy requires surface water drainage issues to be addressed in planning applications, both to ensure that surface water drainage issues and associated flood risk are considered and to ensure that the impact of drainage measures on the form and visual appearance of developments is properly taken into account in the assessment of new development.
- 9.23** The Norwich Surface Water Management Plan (SWMP) investigated flood risk surface water sources in the urban area of Norwich (which includes parts of Broadland District). The investigation highlighted three particular catchments, which are especially prone to surface water flooding (and which will flood in extreme

Community Services and Utilities

rainfall events). One of these three catchments lies entirely within Broadland and another one extends, in part, into Broadland district. The 'Drayton Critical Drainage Catchment' extends from a high point along Beech Road Taverham (in the west) to a high point on Reepham Road, near Westwood Drive, Hellesdon (in the east), with a low point south of St Margaret's Church in Drayton. The 'Catton Grove and Sewell Critical Drainage Catchment' extends from a northern extremity near Beeston Lane, in Broadland District, down through Old Catton to a low point within the centre of Norwich City. Critical drainage catchments will be identified in the Local Flood Risk Management Strategy. Those parts of the District falling within the Critical Drainage Catchments will not necessarily flood in extreme rainfall events, but any development within them has the potential to increase the risk of flooding in the most flood vulnerable areas, unless appropriate mitigation measures are implemented.

- 9.24** The modelling evidence supporting the SWMP provides justification for requiring new development in these areas to incorporate higher standards of flood resilience than are necessary elsewhere.
- 9.25** The policy also allows for the emergence of more extensive technical evidence on surface water flood risk to be taken into account over the plan period, so that in areas or sites outside of the Critical Drainage Catchments where available evidence indicates that there is likely to be elevated risk of surface water flooding (e.g. as a result of specific topography) the same policy requirements would apply.

Appendix 1 - Glossary

Term	Description
Accessible	Easy to travel to and enter by whatever means of movement is appropriate (including public transport, cycle, on foot or (for buildings) in a wheelchair or with limited mobility).
Adopted	Formally approved. Assume responsibility for future maintenance.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or subsidy to be recycled for alternative affordable housing provision.
Allocated	Land which has been identified in a Local Plan and the Policies Map (or Inset Map) for a specific form of development. Allocations are contained in the Site Allocations DPD and Growth Triangle Area Action Plan DPD.
Amenity	Those qualities of life enjoyed by people which can be influenced by the surrounding environment in which they live or work. "Residential amenity" includes for example a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.
Annual Monitoring Report (AMR)	Annual Monitoring Report: Part of the local development framework. Local authorities are required to produce an AMR each December with a base date of the previous March showing progress towards the implementation of the local development scheme and the extent to which policies in local plans are being achieved.
Appropriate Assessment & Habitat Regulations Assessment (HRA)	Analysis of the impact of plans and strategies on areas of designated European environmental importance such as Special Protection Areas (SPAs) , Special Areas of Conservation (SACs) and Ramsar sites.
Area Action Plan (AAP)	Should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAP's will be the focus on implementation.
Biodiversity	The variety of life on earth or any given part of it.

Appendix 1 - Glossary

Term	Description
Brownfield land / Brownfield Site	See Previously Developed Land
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Business (B1) Use	Use for light industry, offices (where the office does not provide a service directly to the visiting public) and research and development (as defined in the Use Classes Order). Light industry is industry which is capable of being carried out in a residential area without causing nuisance, including as a result of traffic movement.
Commercial Centre	The centre of larger market towns and villages where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.
Community	(As used in this context) All of those living and working in Broadland. This includes the general public, parish and town councils, businesses, community groups, voluntary organisations, developers, statutory agencies etc.
Community Facilities	Services available to residents in the immediate area to provide for health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. This includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.
Community Infrastructure Levy (CIL)	Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Broadland District Council in combination with Norwich City Council and South Norfolk Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds will be spent.
Conservation Area	Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.
County Geodiversity Site	Nature conservation sites designated for their geodiversity interest. These are equivalent to County Wildlife Sites and formerly known as Regionally Important Geodiversity Sites (RIGS).

Appendix 1 - Glossary

Term	Description
County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest (SSSI) .
Development	Defined in planning law as “the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land” (see also Permitted Development).
Development Brief	A document that sets out the constraints and opportunities presented by a site, and the type of development that might be appropriate.
Development Plan	The primary consideration for the Council in determining planning applications. Comprises of the Joint Core Strategy and other Development Plan Documents (including Minerals and Waste DPD's produced by Norfolk County Council).
Development Plan Document (DPD)	Development Plan Documents: These are planning documents forming part of the local development framework and which have the status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example the Core Strategy, Development Management Plan, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be amended as successive DPDs are adopted.
District Centre / District Shopping Centre	A group of shops, containing at least one supermarket or superstore and other services, providing for a catchment extending beyond the immediate locality.
Employment Area	Industrial estate or other area which is used primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order, and/or where such development is proposed.
Employment Use	Use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. In the context of the local plan employment use specifically excludes retail, financial or professional services, food and drink, waste disposal or mineral extraction.

Appendix 1 - Glossary

Term	Description
Rural Exception Site	A small site to be used specifically for affordable housing that would normally be used for housing, because they are subject to policies of restraint. Exception sites should only be used for affordable housing in perpetuity.
Geodiversity	The variety of different types of geology, landforms, soils and physical processes in a particular region.
Green Infrastructure	Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.
Greenfield Land	Land which has not previously been built on, including land in use for agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments). Does not include residential garden land.
Infrastructure	The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.
Institution	Premises (not including residential) used for health care, crèche, day nursery or day centre, galleries, libraries, museum, exhibitions or worship. See also Residential Institution.
Joint Core Strategy (JCS)	The Joint Core Strategy (JCS) is a strategic local plan document produced between Broadland District Council, Norwich City Council and South Norfolk Council. This strategy sets out the key elements of the planning framework for the area. It comprises a spatial vision & strategic objectives for the area, a spatial strategy, core policies and a monitoring and implementation framework. It sets out the long term spatial vision for the area. It is a development plan document, with which all other development plans documents must conform.
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings published by the Secretary of State

Appendix 1 - Glossary

Term	Description
	(for Culture, Media and Sport). Alteration, demolition or extension of such a Listed Building requires special consent.
Listed Building Consent (LBC)	Listed Building Consent is required from Local Planning Authorities where development involves the demolition of a listed building or a listed building is altered or extended in a manner which would affect its character as a building of special architectural or historic interest.
Local Development Order (LDO)	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	Local Development Scheme: Sets out the programme for preparing DPDs. This document is available to view on the Council's website (www.broadland.gov.uk).
Local Nature Reserve (LNR)	Local Nature Reserve: Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Planning Authority (LPA)	The public authority whose duty is to carry out specific planning functions for a particular area.
Local Shopping Centre	A group of shops or services forming a centre of purely local significance. See also District Shopping Centre and Commercial Centre .
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of Local Plan policies and proposals and to identify whether they need to be reviewed or altered.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework is the Government's national planning policy document setting out the key principles for sustainable development.

Appendix 1 - Glossary

Term	Description
National Planning Practice Guidance (NPPG)	National Planning Practice Guidance is provided by the Government issuing guidance on the practical implementation of planning practices.
Natura 2000 Sites	Natura 2000 (N2K) sites network is an EU-wide network of nature protection areas established under the 1992 Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats. It is comprised of Special Areas of Conservation (SAC) designated by Member States under the Habitats Directive, and also incorporates Special Protection Areas (SPAs) which they designate under the 1979 Birds Directive.
Northern Distributor Road (NDR)	A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.
Norwich Area Transport Strategy	Norwich Area Transportation Strategy: Statement of strategic transportation policy for Norwich and surrounding area, most recently adopted in 2004, which was prepared jointly by Norwich City and Norfolk County Councils in discussion with Broadland and South Norfolk Councils.
Norwich Fringe	Area next to the city of Norwich comprising parts of Broadland and South Norfolk which are predominantly developed, including open spaces encompassed within the developed area. For Broadland this includes the continuously built up parts of Hellesdon, Drayton, Taverham, Old Catton, Sprowston and Thorpe St Andrew.
Norwich Policy Area (NPA)	Part of the County which is centred on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment. In Broadland this includes 17 parishes, comprising the fringe and first ring of villages around the city of Norwich.
Outline Planning Permission (OPP)	Outline Planning Permission: This gives an outline of the proposed development, such as the Permission size and height of a building, for example. Full details of the building must be provided and approved before building work can start. Detailed planning permission must be applied for within three years.
Permitted Development	Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having to first obtain specific planning permission. This may include specified building guidelines or change of use.

Appendix 1 - Glossary

Term	Description
Planning Obligations	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken to mitigate the impacts of development proposals. Often called Section 106 obligations . The term legal agreements may embrace S106. Planning obligations are also collected through Community Infrastructure Levy (CIL) .
Policies Map	The adopted policies map illustrates all the proposals contained in development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.
Preferred Options	Produced as part of the preparation of Development Plan Documents. It sets out the Council's preferred options relating to the DPD and is made available to the public in order that representations can be made.
Previously Developed Land	Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. Includes defence buildings and land used for mineral extraction or waste disposal when there is no requirement for subsequent restoration. Often called Brownfield land.
Protected Species	Any species which, because of its rarity or threatened status is protected by statutory legislation (The Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats etc.) Regulations 1994).
Public Rights of Way	Public footpaths and bridleways as defined in the Countryside Rights of Way Act 2000 and permissive routes where there is no legal right of way but access is permitted by the landowner.
Ramsar Site	A European designation that protects areas of wetland.
Renewable Energy	In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.
Reserved Matters	These relate to design, external appearance, siting, means of access and landscaping where outline planning permission has already been

Appendix 1 - Glossary

Term	Description
	granted. Conditions attached to the permission may require other details to be approved (e.g. materials).
Residential Institution	Residential establishment, (which may also provide medical care or other support) in which residents live communally with catering and housekeeping services provided centrally. Includes nursing homes, residential homes and also includes hostels where a significant element of care is involved but excludes sheltered and supported housing schemes where the dwelling units are self-contained. Also excludes hotels. See also Institution.
Route Hierarchy	The County Council has categorised the roads in Norfolk according to their purpose and suitability for their purpose and has defined a network serving small parts of Norfolk (cells). The following categories are included in the plan: principal routes (routes of national importance) and main distributor routes (which provide essential cross county links).
Saved Plans	Under transitional arrangements as the new style planning system is introduced, the current adopted local plan is automatically saved and retains development plan status for a period of 3 years or until superseded by development plan documents.
Scheduled Ancient Monument	Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State. Works affecting an ancient monument must be approved by the Secretary of State.
Section 106 Obligation (S106)	Section 106 Obligation. See Planning Obligations.
Settlement Hierarchy	A way of arranging settlements into a hierarchy based upon a number of criteria, such as population and services offered.
Settlement Limit	Settlement limits are identified on the Policies Map. These are areas where development appropriate to the settlement in question will usually be permitted subject to consideration of the policies of the NPPF, JCS and Development Management DPD.
Site of Special Scientific Interest (SSSI)	Site of Special Scientific Interest: Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by English Nature and have protected status under the Wildlife and Countryside Act 1981.

Appendix 1 - Glossary

Term	Description
Site Specific Allocations	Allocations of sites for specific or mixed uses or development. Policies in the Site Allocations DPD will identify any specific requirements for individual sites.
Site Specific Policies	Where land is allocated for specific uses (including mixed uses), this should be highlighted in one or more DPDs. The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses.
Special Area of Conservation (SAC)	Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive which are considered to be of European interest following criteria given in the Directive.
Special Protection Area (SPA)	Special Protection Areas are strictly protected sites in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (listed on Appendix I of the Directive), and for regularly occurring migratory species.
Stakeholder	(As used in this context) Any individual or organisation that has an interest in development matters relating to part or all of Broadland District.
Statement of Community Involvement (SCI)	Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment: The term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practice SA and SEA are often combined.
Strategic Housing Land Availability Assessment (SHLAA)	A Strategic Housing Land Availability Assessment is a key component of the evidence base to support the delivery of sufficient land for housing to meet a community's need for more homes. The assessment should be realistic in identifying land for housing that is both deliverable and developable.

Appendix 1 - Glossary

Term	Description
Strategic Housing Market Assessment	A Strategic Housing Market Assessment is an assessment to establish the housing need through a comprehensive understanding of what is required to address demographic change, taking into account an area's achievable economic potential. When a local planning authority undertakes this exercise, it should work with neighbouring authorities where housing market areas cross administrative boundaries.
Supplementary Planning Document (SPD)	A Document which expands on policies set out in a DPD or provides additional detail. For example: Parking Standards, Affordable Housing, Design Guides, Area development brief etc. SPDs are not statutory requirements and do not form part of the Development Plan.
Sustainability Appraisal	Appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all local development documents. They ensure compliance with EU and UK legislation requiring Strategic Environmental Assessment.
Sustainable (Urban) Drainage System (SUDS)	Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.
Travel Assessment	An assessment which may be required in connection with major development proposals which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider how access on foot, by cycle or public transport can be promoted and how the demand for car parking can be minimised.
Use Class Order (UCO)	Use Classes Order: The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which groups land uses into different categories (called Use Classes). Changes of use within a use class and some changes between classes do not require planning permission. Some uses (known as sui generis) do not fall within any use class.
Water Framework Directive (WFD)	The Water Framework Directive set through European legislation, requires member states (including the United Kingdom) to meet certain objectives including the improvement and the protection of the water environment. The water environment includes all rivers,

Appendix 1 - Glossary

Term	Description
	canals, lakes, estuaries, wetlands and coastal waters as well as water under the ground.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Appendix 2 - Monitoring Framework

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments
GC1 - Presumption in favour of sustainable development	1,2,3,4,5,6, 7,8,9,10,11, 12	ENV1,ENV2,ENV3,ENV4, ENV5,ENV6, ENV7,ENV8, ENV9,SOC1,SOC2,SOC3, SOC4,SOC5,SOC6, SOC7, SOC8,EC1, EC2,EC3, EC4	No specific indicator	N/A	See indicators for JCS objectives
GC2 - Location of new development	1,2,3	ENV1,ENV9, SOC4,SOC7	Number of planning permissions granted contrary to G2	None	
GC3 - Conversion of buildings outside settlement limits	2,3,4	ENV5,ENV9, SOC7,EC1, EC2,EC4	No specific indicator	N/A	See indicators for JCS objectives
GC4 - Design	1,7,8,9, 10,11	ENV1,ENV5,ENV6,ENV9, SOC5	No specific indicator	N/A	See indicators for JCS objectives
GC5 - Renewable energy	1	ENV6	Renewable energy capacity installed by type per annum	Year on year increase	This indicator is monitored as part of the JCS objectives.
EN1 - Biodiversity and Habitats	9	ENV2,ENV4,ENV5	Number of planning permissions granted contrary to the advice of	None	

Appendix 2 - Monitoring Framework

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments
			Natural England on the grounds of recreational impact on N2K sites		
EN2 - Landscape	8,9	ENV2,ENV4, ENV5,ENV9	No specific indicator	N/A	See indicators for JCS objectives
EN3 - Green Infrastructure	8,9	ENV2,ENV4,ENV5,ENV9	No specific indicator	N/A	See indicators for JCS objectives
EN4 - Pollution	1,7,9	ENV1,ENV2,ENV3,ENV4, ENV5,ENV6,ENV7,ENV9	Number of planning permissions granted contrary to the advice of the Environment Agency on the grounds of pollution	None	
H1 - Dwellings connected with rural enterprises	2,3	ENV1,SOC6,SOC8,EC1, EC2,EC3,EC4	No specific indicator	N/A	See indicators for JCS objectives
H2 - Removal of occupancy conditions	2	ENV9,SOC4,SOC7	No specific indicator	N/A	See indicators for JCS objectives
H3 - Replacement dwellings outside settlement limits	2,9	ENV9,SOC4,SOC7	Number of units granted planning permission for replacement dwellings outside of settlement limits	No target	Monitoring to include a commentary on confidence with the policy
H4 - Change of use of a dwelling	2	ENV1,SOC6,SOC8,EC1, EC2,EC3,EC4	Number of dwellings lost through change of use	No target	Monitoring to include a commentary on confidence with the policy
H5 - Residential institutions	2	SOC1,SOC2	No specific indicator	N/A	See indicators for JCS objectives

Appendix 2 - Monitoring Framework

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments
H6 - Sites for Gypsies and Travellers	2	ENV1,SOC1,SOC3,SOC8	Number of net new pitches permitted	Maintenance of at least a 5 year supply	This indicator is monitored as part of the JCS objectives
E1 - Existing strategic employment sites	3	EC1,EC2,EC3,EC4	Amount of floorspace (m ²) granted planning permission for non-employment uses on strategic employment sites	None	
E2 - Retention of employment sites	3	EC1,EC2,EC3,EC4	Number of planning permissions granted contrary to Policy E2	None	
E3 - Tourist accommodation	3,8	EC1,EC2,EC3,EC4	Number of planning permissions granted contrary to Policy E3	None	
R1 - District, Commercial and Local centres		ENV9,SOC8,EC1,EC2, EC3,EC4	% of ground floor A1 units in the defined district and commercial centres	Minimum of 50% of number of ground floor non-residential units in A1 use	
R2 - Sprowston and Sweetbriar retail parks		ENV9,SOC8,EC1,EC2, EC3,EC4	Number of permissions granted contrary to Policy R2	None	
RL1 - Provision of formal recreational space	8,9,11	SOC1,SOC2,SOC8	Net gain of recreational open space delivered through developments (Ha)	Net increase	
TS1 - Protection of land for transport improvements	7	ENV1,ENV3,ENV6,SOC8	No specific indicator	N/A	See indicators for JCS objectives

Appendix 2 - Monitoring Framework

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments
TS2 - Travel Plans and Transport Assessments	1,7	ENV1,ENV3,ENV6,SOC8	No specific indicator	N/A	See indicators for JCS objectives
TS3 - Highway safety	7	ENV1,ENV3,ENV6,SOC8	Number of planning permissions granted contrary to Policy TS3	None	
TS4 - Parking guidelines	7	ENV1,ENV3,ENV6,SOC8	No specific indicator	N/A	See indicators for JCS objectives
TS5 - Airport development	3,7	ENV1,ENV3,ENV6,SOC8, EC1	No specific indicator	N/A	See indicators for JCS objectives
TS6 - Public safety zones	7	ENV1,ENV3,ENV6,SOC8	Number of permissions granted contrary to Policy TS6	None	
CSU1 - Additional community facilities	6,8	SOC1,SOC2,SOC8	Number of planning permissions granted in accordance with Policy CSU1	Net increase	
CSU2 - Loss of community facilities or local services	6,8	SOC1,SOC2,SOC8	No specific indicator	N/A	See indicators for JCS objectives - see also indicator for Additional community facilities (CSU1)
CSU3 - Provision of community facilities or local services within large-scale residential development	6,8	SOC1,SOC2,SOC8	No specific indicator	N/A	See indicators for JCS objectives - see also indicator for Additional community facilities (CSU1)

Appendix 2 - Monitoring Framework

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments
CSU4 - Provision of waste collection and recycling facilities within major development	6,8	ENV9,SOC1,SOC8	Number of waste collection and recycling facilities approved	No target	Monitoring to include a commentary on confidence with the policy
CSU5 - Surface water drainage	1	ENV2,ENV7	Number of planning permissions granted contrary to the advice of the Environment Agency or Lead Local Flood Authority	None	See indicator for JCS objectives.

Appendix 3 - Superseded Policies**Superseded Local Plan Policies for Development Management DPD**

The following list of policies in the Broadland Local Plan (Replacement) (2006) are replaced by the Development Management (DPD)

Policy Ref.	Policy Subject
GS1	Restriction of development outside the settlement limits of the Norwich fringe parishes, market towns and villages
GS2	Conversion of buildings in the countryside
GS3	General Considerations relating to new developments
GS4	Requirement for adequate infrastructure to serve development
GS5	Institutions in large grounds
ENV2	Layout and Design of Development
ENV3	Landscaping of Development
ENV5	Management of natural features and provision of compensating features for those lost through development.
ENV6	SSSI's, local nature reserves and national nature reserves
ENV7	Areas of local nature conservation importance, County wildlife sites, ancient woodlands and regionally important geological/geomorphological sites
ENV8	Areas of landscape value
ENV9	Green spaces within the settlement limits
ENV10	Historic Parklands
ENV11	Commons
ENV12	Demolition of listed buildings
ENV13	Extension or alteration of listed buildings
ENV14	Setting of Listed Buildings
ENV16	Protection and Enhancement of conservation areas
ENV17	Ancient monuments and Archaeological sites
ENV18	Sites of archaeological importance

Appendix 3 - Superseded Policies

ENV20	Evaluation of archaeological significance
ENV22	Advertisements
ENV23	Development proposals and water resources
HOU1	Proposals for estate scale development
HOU5	Individual or small groups of housing development within the settlement limits
HOU6	Housing density in estate scale developments
HOU7	Residential development outside the settlement limits (agricultural justification, etc.)
HOU8	Removal of occupancy conditions
HOU9	Replacement dwellings outside settlement limits
HOU11	Sub-division of plots
HOU12	Annexes to existing dwellings outside settlement limits
HOU13	The siting of residential caravans
HOU14	Change of use of a dwelling
HOU15	Sub-division of dwellings or change to institutional use
HOU16	New residential institutions
HOU17	New residential institutions outside settlement limits
HOU18	Affordable housing on land not considered as suitable for housing
HOU19	Sites for travelling show people
EMP1	Strategic employment sites
EMP2	Retention of employment sites
EMP3	Working from home
EMP4	Small scale businesses within settlement limits
EMP5	Employment in the countryside
EMP6	Employment activities outside of settlement limits or employment areas

Appendix 3 - Superseded Policies

EMP7	Replacement of existing employment premises outside settlement limits
EMP8	Agricultural development
EMP9	Diversification of farm enterprises
EMP11	Tourist accommodation
SHO1	District centres outside the Norwich Policy Area
SHO2	District centres in the Norwich Policy Area
SHO3	Local shopping areas
SHO4	Large convenience goods stores
SHO5	Role of Sprowston and Sweetbriar retail warehouse parks
SHO6	New retail warehouses
SHO7	New small shops in designated areas identified in policies SHO1, SHO2 and SHO3
SHO8	Provision of new shops in settlement limits
SHO9	Farm shops
SHO10	Garden centres
SHO11	Public houses in villages
SHO12	Loss of local convenience stores
SHO13	Open air market and car boot sales
TRA1	Protection of land for transport improvements
TRA2	Transport Assessments for planning applications
TRA3	Travel plans
TRA4	Pedestrian movement
TRA5	Cycle movement
TRA6	Routes used by vulnerable users
TRA7	Developer contributions to public transport
TRA8	Parking Guidelines

Appendix 3 - Superseded Policies

TRA9	Airport development
TRA10	Airport public safety zones
TRA11	New Access on or off the A47
TRA12	New access onto or off other principal routes
TRA13	Access to main distributor routes
TRA14	Highway safety
TRA15	Roadside services on trunk roads
TRA16	Roadside services on other roads
RL1	Major leisure and recreational facilities
RL2	Provision of additional sports and recreational facilities
RL3	Golf courses, etc...
RL4	Noisy outdoor activities
RL5	Provision of outdoor playing space
RL6	New recreation areas
RL7	New residential development and the provision of outdoor recreational space
RL8	Loss of existing or potential recreational facilities
RL9	Horses kept for recreational uses.
RL10	Horses kept for commercial purposes.
CS1	Improving the level of community services
CS3	Development and ground water resources
CS4	Applications for telecommunications development
CS5	Installation of telecommunications equipment and prior approval
CS6	Development which may affect telecommunications services
CS7	Renewable energy
CS8	Development and recycling facilities

Appendix 3 - Superseded Policies

CS11	Development adversely affecting the integrity of tidal or fluvial defences
CS12	Pollution prevention
CS13	Notifiable installations
CS14	Noise levels

Appendix 4 - Policies Map

The Following maps show the areas to which certain specific Development Management policies apply.

The other general policies apply throughout the area of the local planning authority.


The maps are reduced and should not be scaled. For scaled maps at A3, refer to the 'Development Management DPD Policies Maps' document which is available on the Council's website.



Development Management DPD (2015)

Policies Map


Appendix 4 - Policies Map



Broadland
District Council
- leading the way -
broadland.gov.uk


Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014.
Ordnance Survey License number 100022319.

Development Management
DPD
Policies Map Key




General Considerations


GC2


 Settlement Limit - See Site Allocations DPD


Environment

EN1


 Internationally Designated Area of Biodiversity Importance
e.g. Natura 2000 Sites / SPA's / SAC's / Ramsar Sites


 Nationally Defined Area of Biodiversity Importance
e.g. SSSI's / National Nature Reserves


 Locally Defined Area of Biodiversity / Geodiversity Importance
e.g. County Wildlife Site / Local Nature Reserves / RIGS


 Ancient Woodlands


EN2

 Green Space

 Conservation Areas


 Ancient Monument

 Historic Parkland / Historic Gardens

 Commons / Village Greens


Economy

E1


 Strategic Employment Sites

Retail

R1


 District, Commercial and Local Centres


R2


 Sprowston and Sweetbriar Retail Parks

Transport & Safety


TS1


 Protection of Land for Transport Improvements


 Protection of Land for Transport Improvements
for the Proposed Northern Distributor Road

 Protection of Land for Transport Improvements
for the Proposed Postwick Hub Scheme


TS3

 Trunk Road


 Principal Route


 Main Distributor Route

TS5


 Airport Development Boundary


TS6


 Airport Safeguarding Boundary

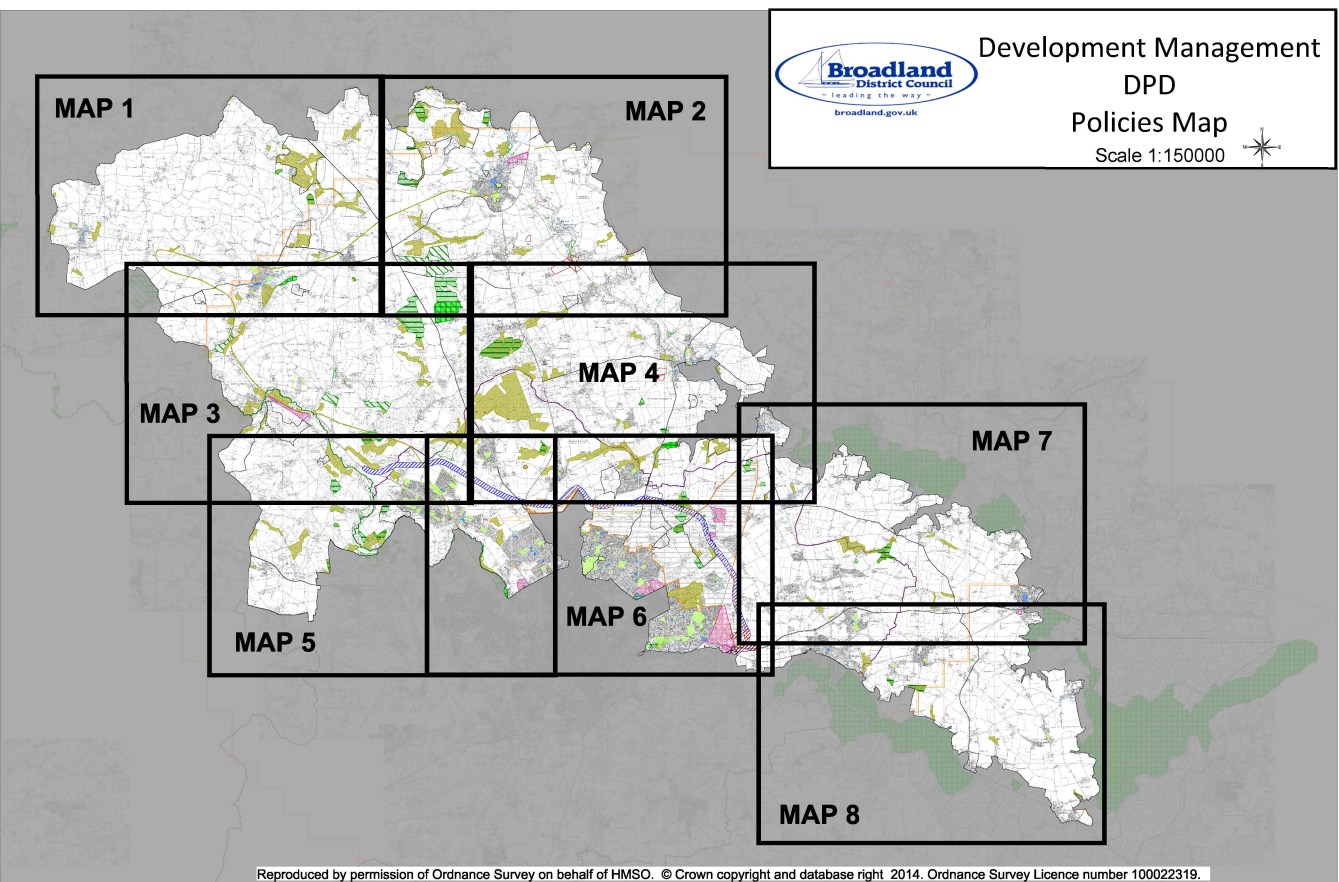
 Airport Public Safety Zones

Other features

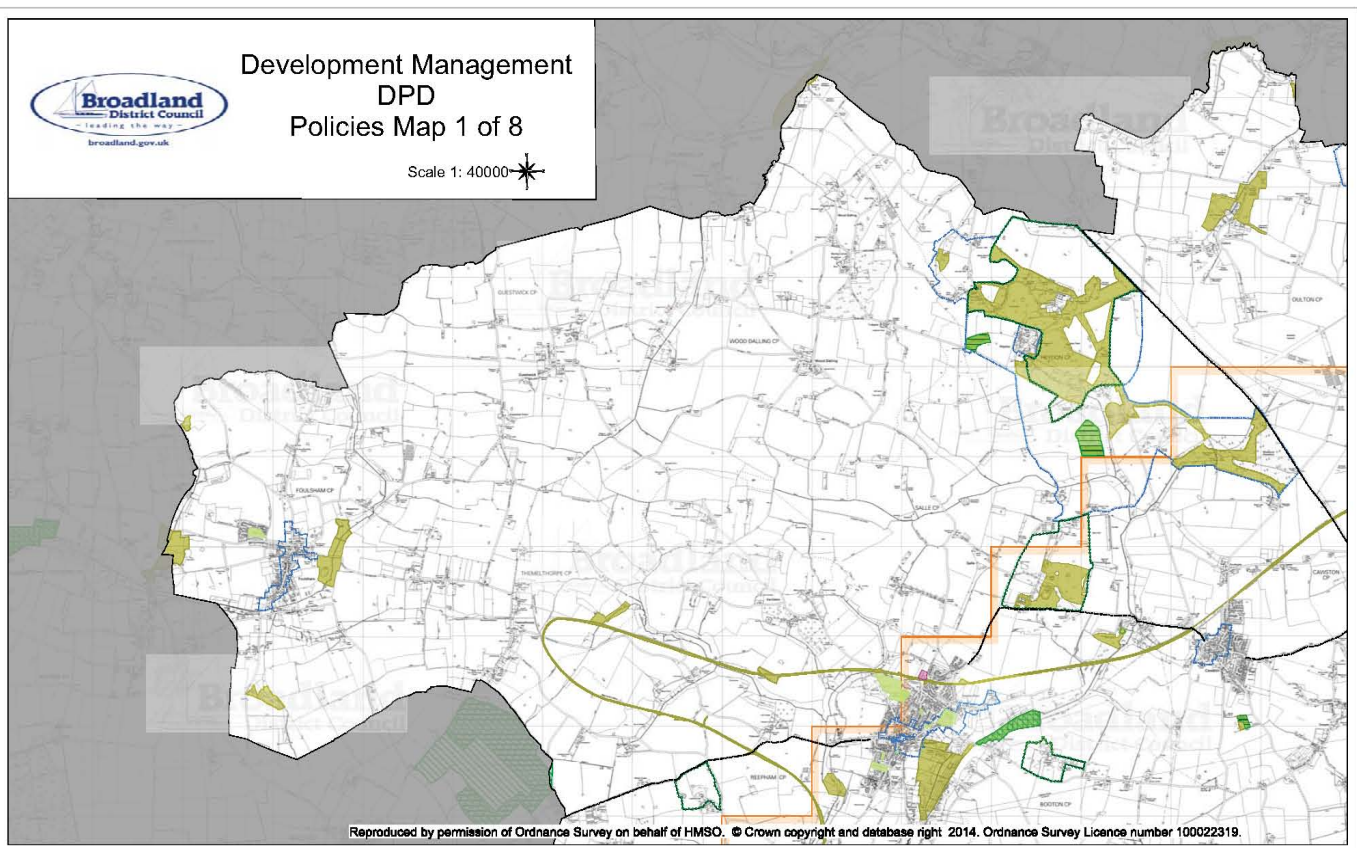
 Area Beyond Boundary of
Broadland Local Plan

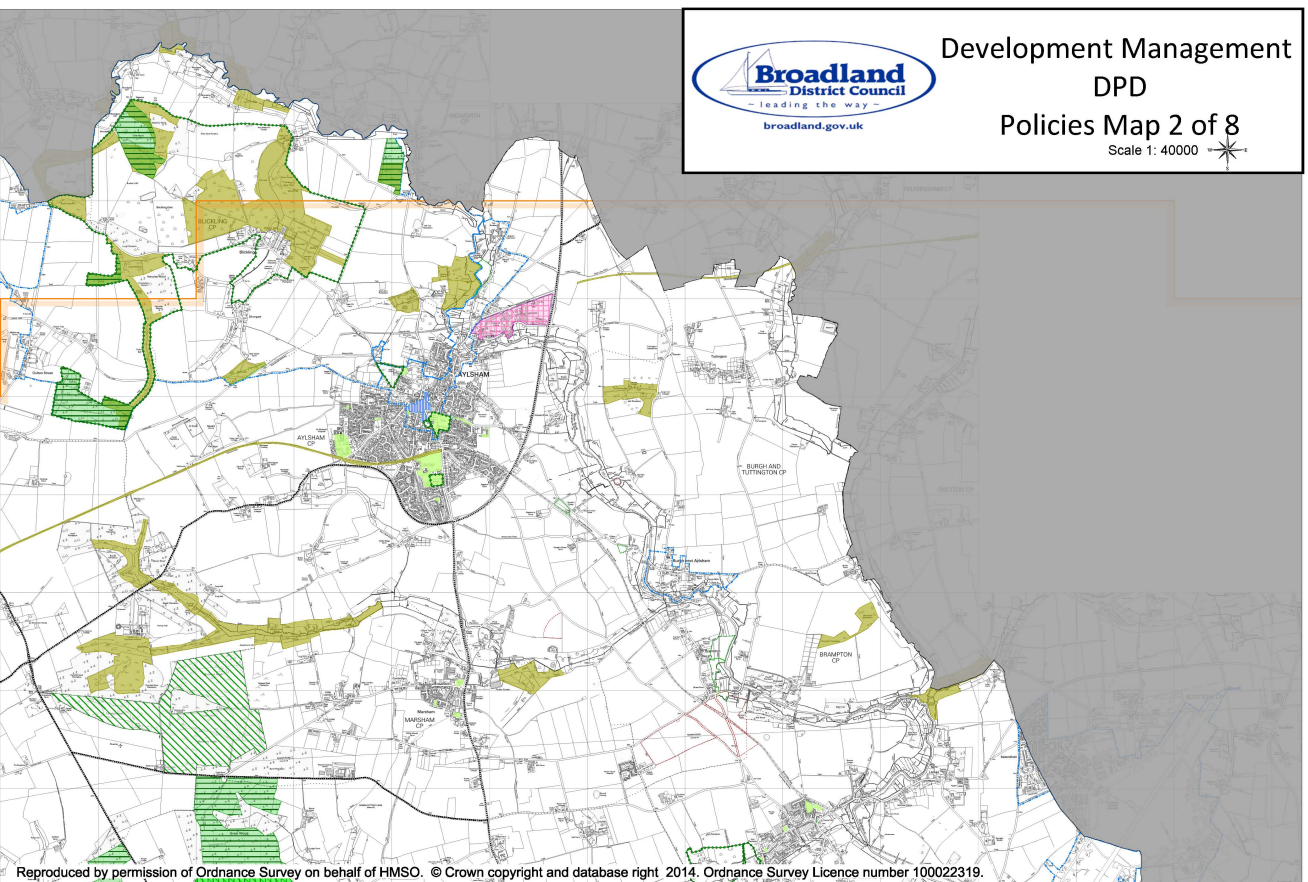
 Norwich Policy Area

 Growth Area Triangle

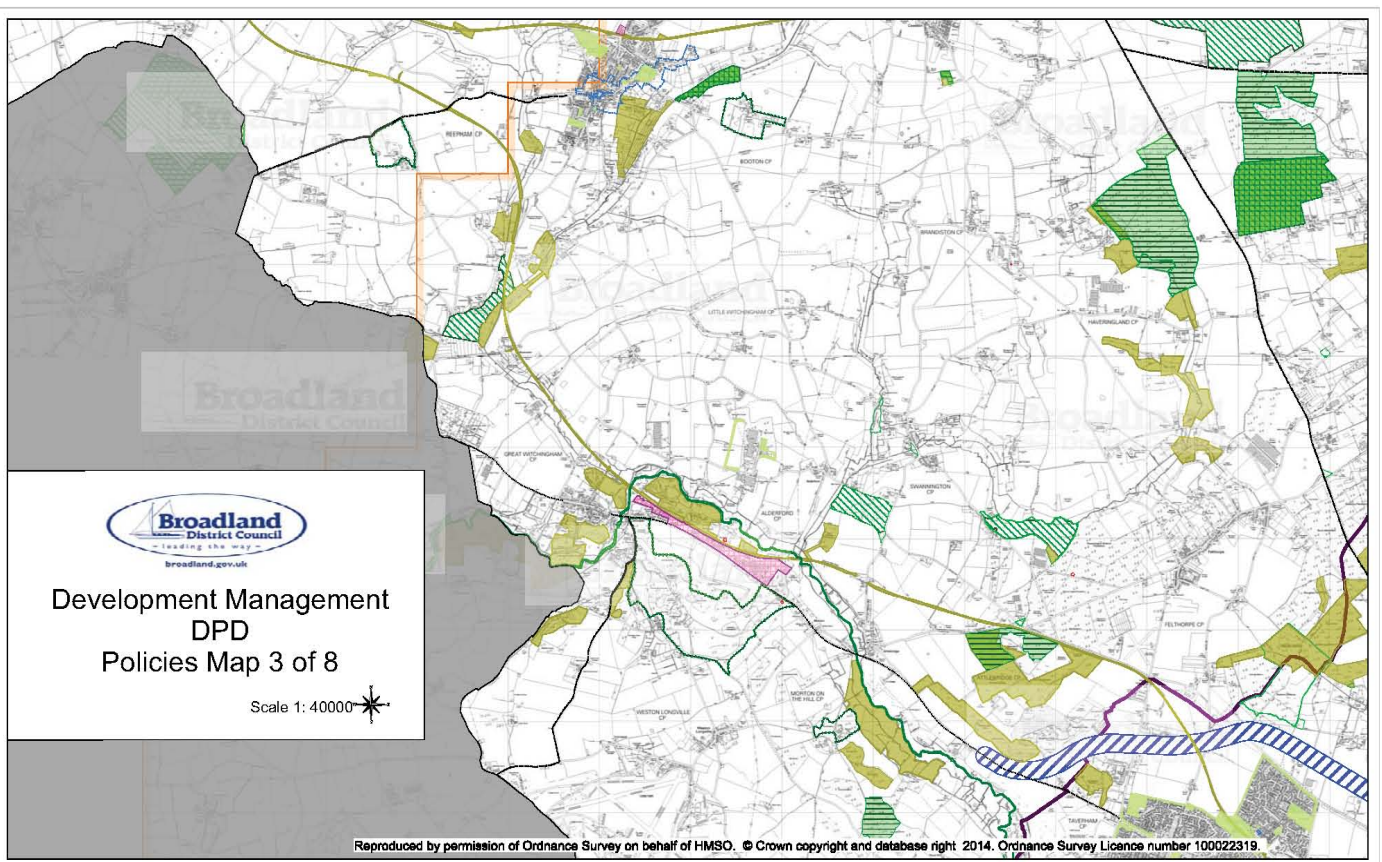


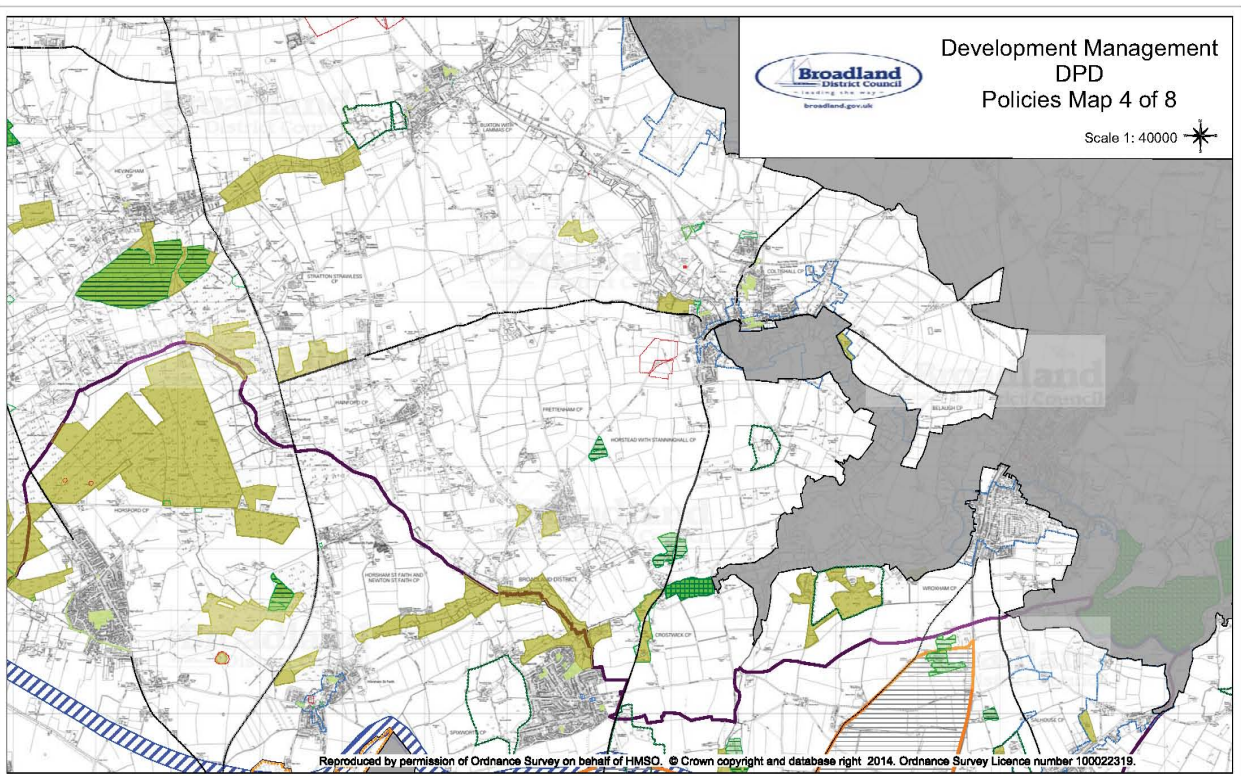
Appendix 4 - Policies Map



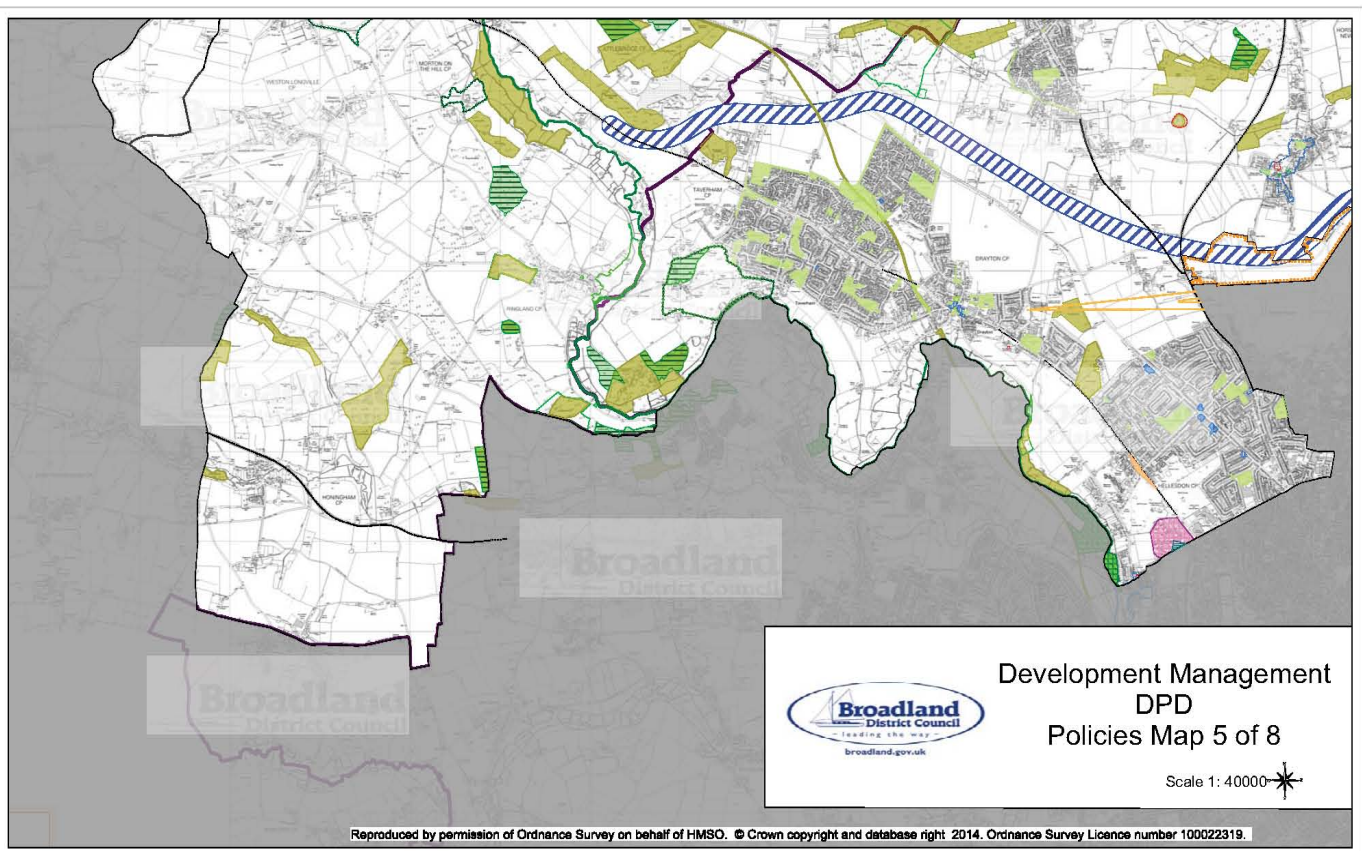


Appendix 4 - Policies Map

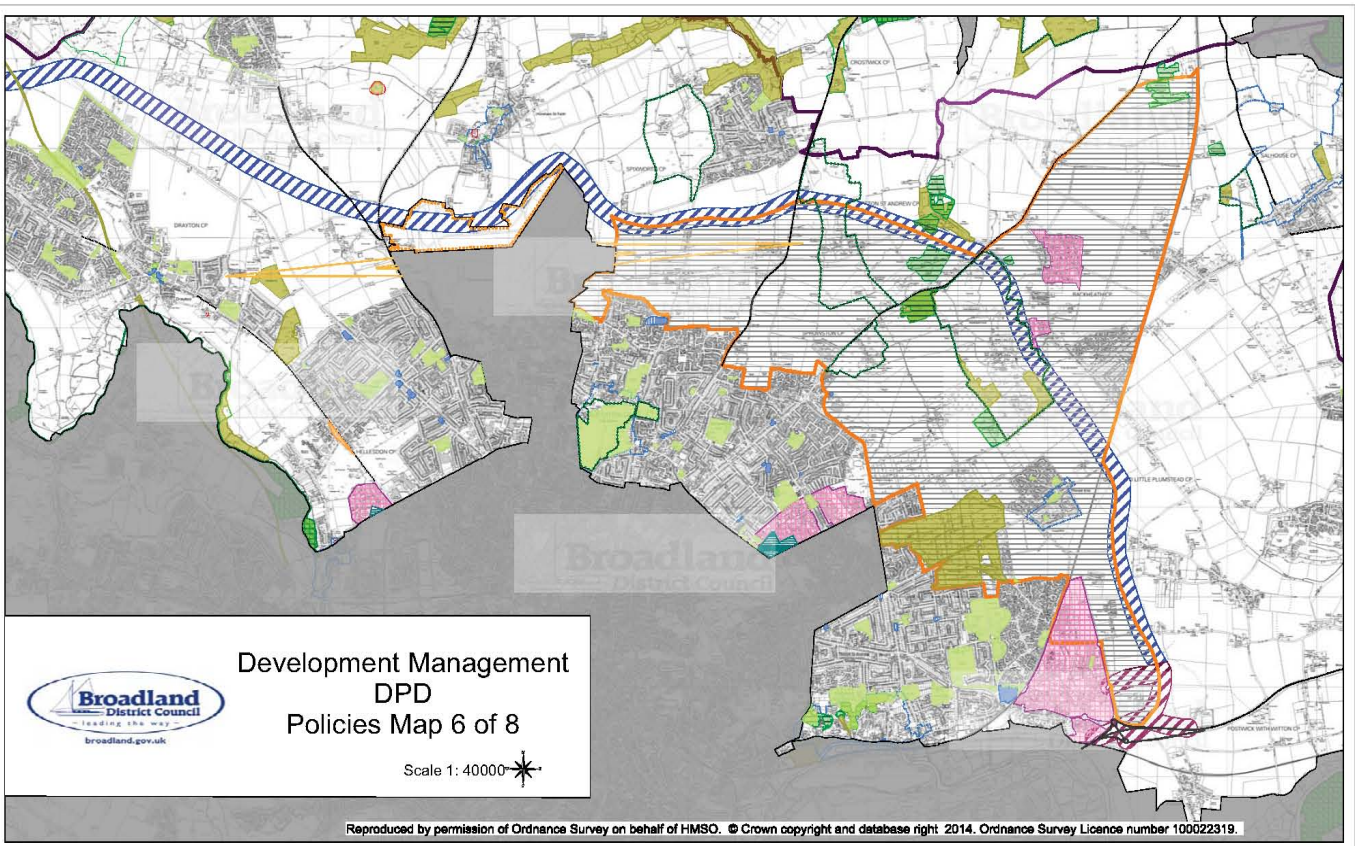




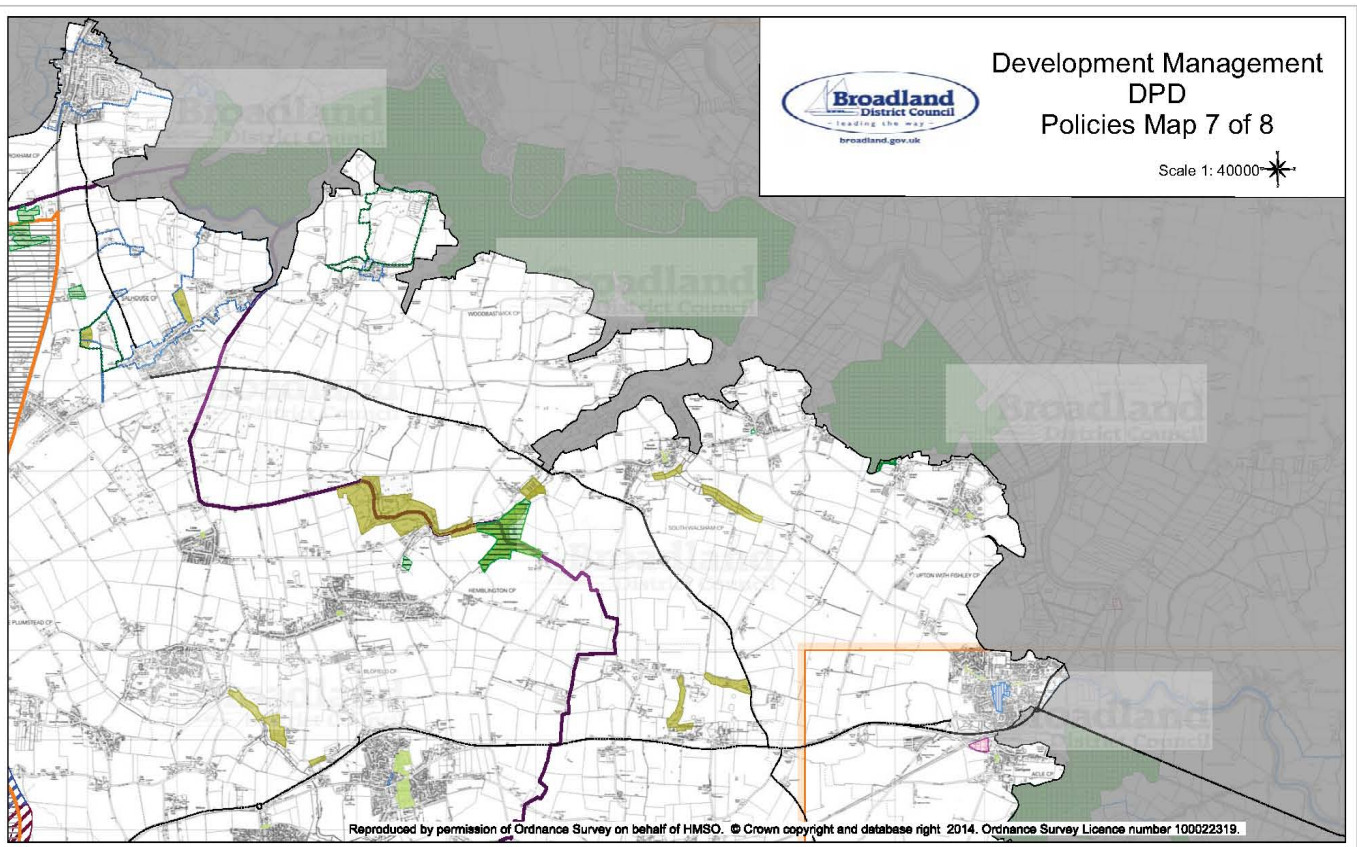
Appendix 4 - Policies Map



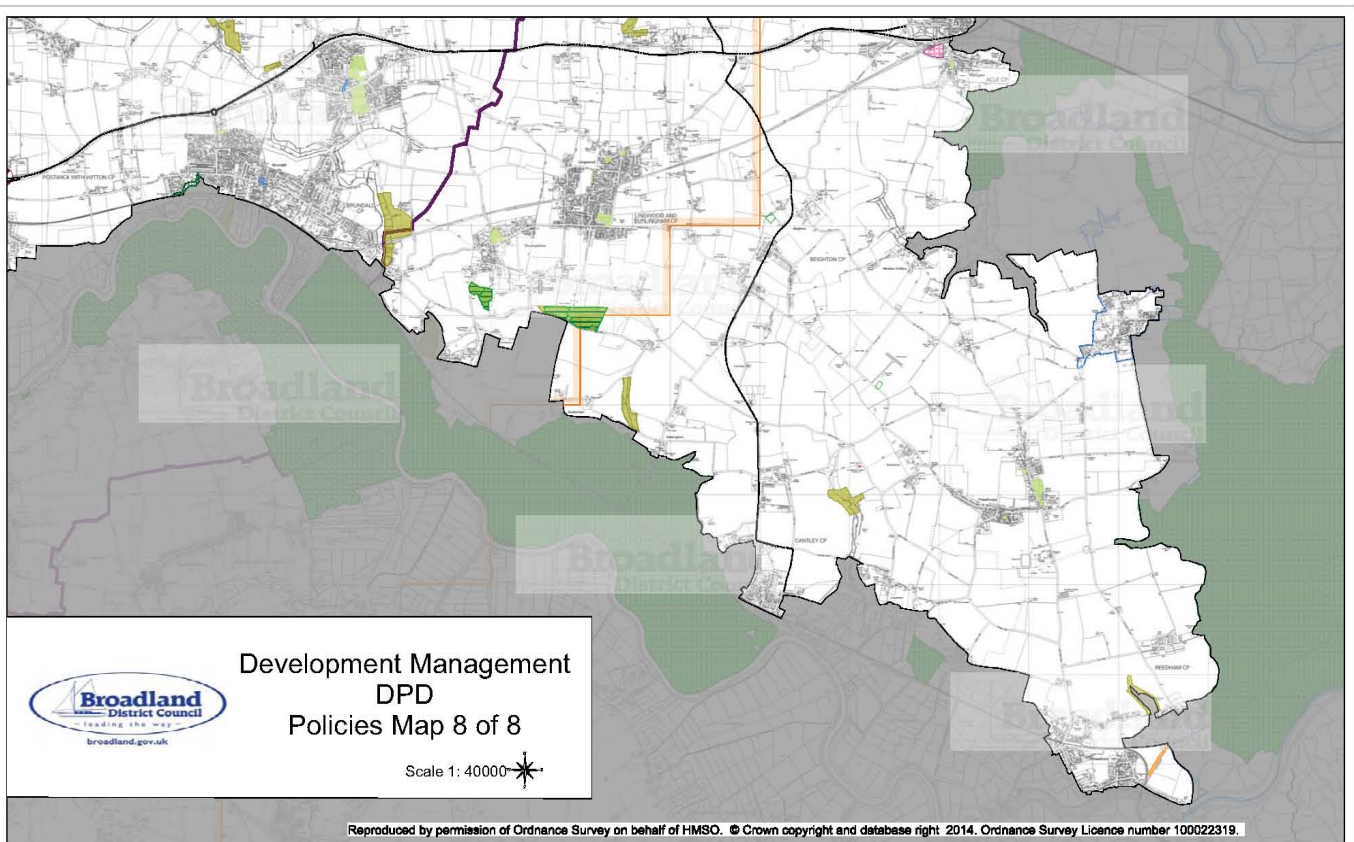
Appendix 4 - Policies Map



Appendix 4 - Policies Map



Appendix 4 - Policies Map



Planning Department, Broadland District Council
Thorpe Lodge, 1 Yarmouth Road, Norwich NR7 0DU
Tel: (01603) 430567 Fax: (01603) 430591 Email: ldf@broadland.gov.uk
www.broadland.gov.uk

