



**Planning and Compulsory Purchase Act 2004**  
**Town and Country Planning (Local Planning) (England) Regulations 2012**  
**Site Allocations Development Plan Document**  
**Adoption Statement 3 May 2016**

In accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that on 3 May 2016 Broadland District Council has adopted the Site Allocations Development Plan Document (DPD). The plan forms part of the Local Plan for Broadland and it contains policies covering the period to 2026. Consequential changes to the Broadland Policies Maps are also made. The plan area is the district of Broadland, excluding those areas administered by the Broads Authority. The adoption follows the resolution made by the Council on 21 April 2016 to adopt the plan, incorporating modifications, and undertake the necessary legal and administrative processes to secure adoption.

The Site Allocations DPD was published from 14 April to 30 May 2014 (during which time formal representations were submitted) and subsequently submitted to the Secretary of State for Independent Examination on 26 September, 2014. The Inspector held an Exploratory Meeting on 8 January, 2015. In advance of the examination a number of main modifications (MM) were put forward by the Council. The Council consulted on those modifications (as well as on a Sustainability Appraisal and HRA Addendums appraising those modifications) between 23 February and 8 April 2015. The examination in public was held between 30 June and 8 July by an Independent Planning Inspector. Following the examination, several further modifications were proposed which were subject to public consultation between 1 September and 13 October 2015. In addition the Council produced an updated position statement on its housing supply methodology which was also subject to consultation. The results of the consultations have been taken into account by the Inspector in producing her report. The Inspector has concluded that *'the Broadland Site Allocations DPD provides an appropriate basis for the planning of the District, providing a number of main modifications are made to the Plan'*. A copy of the schedule of main modifications forms part of this Adoption Statement. The Council has incorporated these modifications into the adopted plan.

Any person who is aggrieved by the adoption of the Site Allocations DPD may make an application to the High Court under Section 113 of the Planning & Compulsory Purchase Act 2004, on the grounds that the document is not within the appropriate power and/or a procedural requirement has not been complied with. Any such application must be made promptly and no later than 6 weeks after the date on which the Site Allocations DPD was adopted, i.e. **by 14 June 2016**.

Copies of the adopted Site Allocations DPD, the changes to the Broadland Policies Maps (also referred to as Proposals Maps), a schedule of additional (minor) modifications that have also been made to the DPD, an Environmental Statement, the Sustainability Appraisal, the Habitats Regulations Assessment and the Inspectors Report, are available for public inspection at Broadland District Council offices, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU, during normal office hours (8.30am - 5pm), Tel: 01603 431133. They are also available on the Council's website at [www.broadland.gov.uk/dpds](http://www.broadland.gov.uk/dpds)

Copies of these documents can also be found at all libraries in Broadland District, including Plumstead Road Library and the Millennium Library, Norwich (details at [www.norfolk.gov.uk](http://www.norfolk.gov.uk)).

## Combined Schedule of (Main) Modifications to Site Allocations DPD – Proposed Submission

The main modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and **underlining and bold for additions of text**, explanatory notes (i.e. text that is not to be included as part of the modification) are expressed in *italics*.

The page numbers and paragraph numbering below refer to the Proposed Submission local plan, and do not take account of the deletion or addition of text.

Ref.	Page	Policy / Paragraph	Main Modification
MM1		After Appendix 2	<p><i>Insert new appendix with title &amp; explanatory paragraph:</i></p> <p><b><u>Appendix 3: Trajectories</u></b></p> <p><b><u>Appendix 3 sets out trajectories for the expected delivery of housing sites. These are for sites identified within the Site Allocations DPD. Other sites are allocated within the Growth Triangle AAP, and further details on these can be seen in that document. These trajectories show that for the Site Allocations DPD the housing delivery decreases towards the end of the plan period. Development in the Growth Triangle is lower to start out, then increasing as the larger sites deliver. All of the trajectories (including sites from the Site Allocations DPD, Growth Triangle AAP, and other Greater Norwich authorities) are updated as part of the Council's Annual Monitoring Report (AMR).</u></b></p> <p><i>Insert trajectories for the Site Allocations DPD (See Appendix 3 attached).</i></p>
MM2a	19, 24, 27, 34, 67, 78, 83, 87, 103, 105, 110, 114,	PS20-02, PS31-01, PS31-02, PS31-05, PS09-05, PS37-01, PS37-03, PS50-01, PS01-01, PS01-02, PS01-04, PS48-01, PS48-02,	<p><i>Delete delivery wording in allocation policy:</i></p> <p><del>Delivery</del></p> <p><del>It is expected that development of the site will be progressed to a planning permission within 2 years from the adoption of the Development Plan Document. It is expected that development will then commence within a further 3 to 5 years. If the development is not progressing in accordance with this timescale the allocation will no longer apply, and alternative sites may be considered to replace this.</del></p>

	116, 122, 128, 131, 133, 138, 142, 151, 154	PS15-01, PS17-02, PS18-01, PS18-02, PS22-02, PS23-01, PS47-01, PS52-01	
MM2b	97, 99	PS04-03, PS04-04	<i>Delete delivery wording in allocation policy:</i> <del>Delivery</del> It is expected that development of the site will be progressed to a planning permission within 2 years from the adoption of the Development Plan Document. It is expected that development will then commence within a further 3 to 5 years.
MM2c	18, 46, 47, 51, 53, 55, 57, 59, 74, 90, 94, 95, 119, 136, 144, 148	PS20-01, PS60-02, PS60-03, PS09-01, PS09-02, PS09-03, PS09-04, PS13-01, PS36-02, PS53-01, PS04-01, PS04-02, PS65-01, PS22-01, PS26-01, PS39-01,	<i>Delete delivery wording in specific policy:</i> <del>Delivery</del> It is expected that development will commence within a further 3 to 5 years from the date planning permission was granted. If the development is not progressing in accordance with this timescale the Specific Policy will no longer apply, and alternative sites may be considered to replace this.
MM2d	40	PS58-01	<i>Delete delivery wording in specific policy:</i> <del>Delivery</del> It is expected that development will commence within a further 3 to 5 years from the date planning permission is granted. If the development is not progressing in accordance with this timescale the Specific Policy will no longer apply.
MM3	1	After paragraph 1.6	<i>Insert new paragraph:</i> <b><u>1.7 A review of the Broadland Local Plan is to be commenced in 2015/16 and should be completed by 2020/21. The review will involve new evidence gathering to understand future needs for development, such as the Strategic Housing Market Assessment, that is currently being produced and that will identify revised housing need figures to 2036. This will include</u></b>

			<b><u>working with other local planning authorities in accordance with the Duty to Co-operate. It is likely that the review will “roll forward” planning for the district to 2036, giving at least a 15 year time horizon from its adoption.</u></b>
MM4	19	PS20-02	<p><i>Add a bullet point to the guidelines for the development:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Commercial development should be of a size compatible with an extension to the Drayton Road District Centre.</u></b></li> </ul>
MM5	80	PS37-02	<p>Site Ref: PS37-02 Land east of the A140 and north of Norwich International Airport, Horsham St Faith (approx. 35 ha) is allocated for employment uses <del>associated with Norwich International Airport</del> <b><u>benefitting from an airport location.</u></b> This will be to provide a full range of employment uses benefitting from a location close to the airport. It is expected:</p>
MM6	80	PS37-02	<p><i>Add a bullet point to the guidelines for the development:</i></p> <ul style="list-style-type: none"> <li>• <b><u>Highway improvements may be needed to upgrade the junctions to deal with traffic generated by the development.</u></b></li> </ul>
MM7	114	PS48-01	<ul style="list-style-type: none"> <li>• Vehicular access to be from a realigned <b><u>and improved</u></b> Broomhill Lane, <b><u>incorporating appropriate traffic management measures and footway provision</u></b>, with pedestrian access linking to Park Lane and Broomhill Lane.</li> </ul>
MM8	168	13.3	<p><i>Remove paragraph:</i></p> <p><del>13.3 A particular aspect of the site policies in this DPD is that they include a target for delivery. If sites do not progress in a timely manner, considerations may need to be given to alternative, and the SHLAA will be a useful element of this.</del></p>
MM9	168	New paragraph	<p><i>Insert new paragraph to the supporting text:</i></p> <p><b><u>13.3a Key to the delivery of the site allocations is the provision of appropriate infrastructure. This may include on-site provision, such as</u></b></p>

			<p><u>open space and green infrastructure; or off-site, such as highways, schools, libraries etc. In some cases, on-site requirements may be able to be provided off-site, for example, open space and green infrastructure requirements on smaller sites. Green infrastructure will be a fundamental requirement of residential development, addressing the recreational needs of residents and other possible objectives such as the provision of sustainable drainage and biodiversity provision. A particular aspect of the need for green infrastructure is to address the potential impacts of increased visitor pressure on the “international” wildlife sites, as identified in the Appropriate Assessments undertaken under the Habitat Regulations Assessment (HRA). The Development Management DPD contains a number of policies relevant to infrastructure provision, including policy EN3 on Green Infrastructure. The supporting text of this policy gives further explanation of the intended green infrastructure provision and the HRA.</u></p>
MM10	168	New paragraph	<p><i>Insert new paragraphs to the supporting text:</i></p> <p><b><u>13.3b Necessary improvements to infrastructure will be undertaken by the relevant bodies, as appropriate. Funding towards this may be required of the developer directly, or through the Community Infrastructure Levy (CIL) paid by the developer. The critical strategic infrastructure projects that are necessary to deliver growth, through CIL and other funding sources, are identified through the Greater Norwich Infrastructure Plan (GNIP); this will be updated and revised as development progresses.</u></b></p>
MM11	5	Table 1	<p><i>Delete asterisk next to 10-20* dwellings under Service Villages row.</i></p>
MM12	167	New paragraph	<p><i>Insert new paragraphs to the supporting text:</i></p> <p><b><u>12.7 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</u></b></p>

			<p><b><u>Co-operate.</u></b></p> <p><b><u>12.8 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 Local Plan or a focussed Local Plan dealing specifically with this matter.</u></b></p> <p><b><u>12.9 The current needs for gypsy and traveller accommodation, identified through the Gypsy and Traveller Accommodation Assessment (GTAA) 2012, have 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.</u></b></p>
MM13	12	Table 2	<p><i>Correct figures in Housing provision (excluding Growth Triangle) table, under Service Villages Outside NPA, in the 'Number of homes allocated (approx.) (excluding re-allocations)':</i></p> <p>210—230</p> <p><b><u>185 – 200</u></b></p> <p>(less 7 or 12 net loss from changes to previous Local Plan allocations that were already taken into account in JCS figures)</p> <p>= 198—223</p> <p><b><u>= 173 – 193</u></b></p>
MM14	13	Table 2	<p><i>Correct figures in Housing provision (excluding Growth Triangle) table, under Outside NPA Total, in the 'Number of homes allocated (approx.) (excluding re-allocations)':</i></p> <p>4061—1136</p> <p><b><u>1036 – 1106</u></b></p>
MM15	169-176	Glossary	<p><i>Replace glossary with an updated version (see Appendix A to attached this schedule). The updated version is the glossary from the Development Management DPD, with the additional terms that are specific to the Site Allocations DPD. This includes the insertion of a new term and description:</i></p> <p><i>Term: <b><u>Employment uses benefitting from an</u></b></i></p>

			<p><b><u>airport location</u></b></p> <p><i>Description: <b><u>B1, B2, B8 uses or similar sui generis uses for which it can be demonstrated there is a significant benefit from being located close to the airport, for example in relation to the movement of goods, resources, etc. or the provision of goods or services for the airport or other uses ancillary or related to it.</u></b></i></p>
MM16	168/ 169	After new paragraphs	Insert <b><u>Monitoring Framework</u></b> (see Appendix B to attached this schedule).
MM17	27	PS31-02	<p>Replace one of the guidelines for the development:</p> <ul style="list-style-type: none"> <li>Part of the site is adjacent to Kinsale Infant School, Kinsale Junior School and Hellesdon High School and therefore if land is required for expansion of these schools, the scheme should seek to facilitate this, and a 2 Ha site provided for a new primary school.</li> <li><b><u>Up to 2 hectares of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site.</u></b></li> </ul>
MM18	27	PS31-02	<p>Add wording to one of the guidelines for the development:</p> <ul style="list-style-type: none"> <li>The site should provide on-site recreation to encourage healthy lifestyles, <b><u>in accordance with relevant policies.</u></b></li> </ul>
MM19	27/28	PS31-02	<p>Add and remove wording to one of the guidelines for the development:</p> <ul style="list-style-type: none"> <li>Adequate landscaping and green infrastructure is to be provided <b><u>in accordance with relevant policies</u></b>, with a particular emphasis on retaining and protecting the existing trees wherever possible on the site, and considering the impact upon the Wensum Valley <del>the south-western part if the site is to remain undeveloped.</del></li> </ul>

MM20	27/28	PS31-02	<p>Add a bullet point to the guidelines for the development:</p> <ul style="list-style-type: none"> <li><b><u>The land shown in green as community facility is indicative of the area that may be required for such use. However, there will be some flexibility regarding the distribution of the residential and community uses throughout the site.</u></b></li> </ul>
MM21	10	2.19	<p>Remove paragraph:</p> <p>2.19 To further ensure that sufficient housing is delivered the policies in the Site Allocations DPD contain a 'time limit'. This sets out that if an identified site does not progress in a timely manner, other sites may be considered in order to replace this. If such a situation arises, regard will be made to the list of potential sites contained in the Strategic Housing Land Availability Assessment (SHLAA) that the Council is required to produce.</p>
MM22	13/ 14	2.20	<p>2.20 The following sections give a brief "settlement overview" for each parish settlement, referring to <del>that locations</del> <b><u>the location's</u></b> position in the JCS settlement hierarchy. A map shows the defined settlement limit and site allocations or specific policies. The "specific policies" apply to sites that already have planning permission. The "allocations" identify the area of land that is identified for development, and the type and scale of development that is proposed. Both of which being the most appropriate sites to meet the identified needs for development. <del>Under the allocations policy there is a statement on the expectations for delivery of development.</del> Guidelines for development are also set out, though for a development regard will also be made to relevant policies in other Development Plan Documents, including the Joint Core Strategy and Development Management DPD, and to the National Planning Policy Framework.</p>
MM23	131	PS18-01	<p>Replace one of the guidelines for the development:</p> <ul style="list-style-type: none"> <li><del>The site has potential to provide on-site recreational open space to enlarge the existing playing field including associated car parking.</del></li> </ul>



			<ul style="list-style-type: none"> <li>• <u>Provision for informal and formal recreational open space will need to be made in accordance with policies EN3 and RL1 of the DMDPD. There is potential for this to be provided on adjoining land to the east or in relation to the Bure Valley Walk to the north.</u></li> </ul>
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**Appendix 3a - Broadland SADPD Norwich Policy Area Sites Trajectory**

Site Ref.	Site Name	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total New Commitments 2008 - 2026
PS09-01	Land at Yarmouth Road, Blofield			25	50	50	50							175
PS09-02	Land Adj. 20 Yarmouth Road, Blofield	12	10											22
PS09-03	Land off Wyngates, Blofield	12	27	25										64
PS09-04	Garden Farm, Blofield			12	25	25	13							75
PS09-05	Land to the north Blofield Corner Road, Blofield Heath			12	8									20
PS13-01	Land to west of Cucumber Lane, Brundall	25	50	50	25									150
PS20-01	Land East of Cator Road and North of Hall Lane, Drayton			25	50	50	50	25						200
PS20-02	Land East of School Road,			12	8									0

This trajectory illustrates the expected delivery of homes as anticipated at December 2014. For up to date information please see the latest Annual Monitoring Report

	Drayton													
PS25-01	Former Little Plumstead Hospital, Little Plumstead	5												75
PS31-01	Land at Hospital Grounds, southwest of Drayton Road, Hellesdon				50	100	100	50						300
PS31-02	Royal Norwich Golf Club, Hellesdon				75	150	150	150	150	150	150	25		1000
PS31-05	Land at Eversley Road, Hellesdon			13	20	22								0
PS36-01	Land at Pinelands													63
PS36-02	Mill Lane, Horsford		25	50	25	25								125
PS37-01	Land East of Manor Road, Horsham & Newton St Faiths			12	25	23								60
PS50-01	Norwich Road, Salhouse		12	8										20

This trajectory illustrates the expected delivery of homes as anticipated at December 2014. For up to date information please see the latest Annual Monitoring Report

PS53-01	Land North of Crostwick Lane, Spixworth	12	25	17										54
PS60-02	Pinebanks, Thorpe St Andrew			25	50	50	50	50	6					231
PS60-03	Land at Griffin Lane, Thorpe St Andrew			25	46									71
Deduct Net loss from previous plan														-140
<b>NPA Site Allocation DPD Totals</b>		<b>66</b>	<b>149</b>	<b>311</b>	<b>457</b>	<b>495</b>	<b>413</b>	<b>275</b>	<b>156</b>	<b>150</b>	<b>150</b>	<b>25</b>	<b>0</b>	<b>2565</b>

This trajectory illustrates the expected delivery of homes as anticipated at December 2014. For up to date information please see the latest Annual Monitoring Report

### Appendix 3b - Broadland SADPD Rural Area Sites Trajectory

Site Ref.	Site Name	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total New Commitments 2008 - 2026
PS01-01	Land North of Norwich Road, Acle			25	50	50	25							150
PS01-02	Land South of Acle Station, Acle			12	8									20
PS01-04	Land North of Springfield, Acle			12	18									0
PS04-01	Land Adj. Woodgate Farm, Woodgate, Aylsham		25	50	50	50	50	25						250
PS04-02	Land North of Sir Williams Lane, Aylsham		25	50	50	50	50	50	25					300
PS15-01	Land East of Lion Road, Buxton			12	8									20
PS17-02	Land East of Gayford Road, Cawston			12	8									20
PS18-01	Land off Rectory Road, Coltishall			12	18									30

This trajectory illustrates the expected delivery of homes as anticipated at December 2014. For up to date information please see the latest Annual Monitoring Report

PS18-02	Land at Jordan's Scrapyrd, Coltishall			12	18									25
PS22-01	Land West of Stringers Lane, Foulsham	12	2											14
PS23-01	Land North of Palmer's Lane, Freethorpe			10										10
PS26-01	Land off Hubbards Loke, Great Witchingham	12	15											27
PS39-01	Village Hall, Norwich Road/Station Road, Lingwood		12	25	2									39
PS47-01	Land at Station Road, Reedham			12	8									10
PS48-01	Land off Broomhill Lane, Reepham			25	50	45								120
PS48-02	Land at former Station Yard, Reepham			12	8									20

This trajectory illustrates the expected delivery of homes as anticipated at December 2014. For up to date information please see the latest Annual Monitoring Report

PS52-01	Land to Rear Burlingham Road/St May's Close, South Walsham			12	8									20
PS65-01	Land west of Salhouse Road, Wroxham		25	50	25									100
Deduct Net loss from previous plan														-39
<b>RPA Site Allocation DPD Totals</b>		<b>24</b>	<b>104</b>	<b>343</b>	<b>329</b>	<b>195</b>	<b>125</b>	<b>75</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1136</b>

This trajectory illustrates the expected delivery of homes as anticipated at December 2014. For up to date information please see the latest Annual Monitoring Report

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**

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.

## **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 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.

## **Employment uses benefitting from an airport location**

B1, B2, B8 uses or similar sui generis uses for which it can be demonstrated there is a significant benefit from being located close to the airport, for example in relation to the movement of goods, resources, etc. or the provision of goods or services for the airport or other uses ancillary or related to it.

## **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 (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 LDDs. This document is available to view on the Council's website ([www.broadland.gov.uk](http://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.

### **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 (SACs) 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 (NATS)**

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.

### **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 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).

### **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.

### **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.

### **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. In this document Specific Policies are sites identified which already have planning permission.

### **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 Environment 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.

### **Strategic Housing Market Assessment (SHMA)**

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 (SA)**

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, 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.

## Site Allocations DPD Monitoring Framework

Policies	JCS Objectives	SA Objectives	Indicator	Target	Comments – May 2015
PS01-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	Outline planning approval 20141108 for 140 dwellings.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS01-02	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Resolution to approve an Outline planning application (20141392) following Planning Committee for 30 dwellings and employment.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS01-03	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
PS01-04	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Approved hybrid planning application 20140787 for 24 open market dwellings and 12 affordable dwellings.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS04-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar	Reserved Matters approval 20130680 – work has commenced on site.

				2021	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS04-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2022	Reserved Matters approval 20140298 – work has commenced on site.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS04-03	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
PS04-04	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
PS09-01	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix & achievement of employment uses providing jobs.	To commence by Mar 2017 To complete by Mar 2020	Outline planning permission for residential element (20111303) has lapsed, with Reserved Matters for 1500m2 employment use (20140757) and Full for a Retail Supermarket & Restaurant / Pub (2014758).
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS09-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete	Full planning application 20120910 for 22 units is superseded by Full Planning

		SOC8, EC1		by Mar 2016	application 20141710 for 30 units which has a resolution to approve subject to the completion of S106.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS09-03	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2017	Reserved Matters approval 20130296 – work has commenced on site.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS09-04	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2020	Outline planning permission 20121587.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS09-05	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20140968.
			Level of Open space provided in relation to Policy ENV3 of DM DPD		
PS13-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2018	Full planning permission 20121638 – work has commenced on site.

			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS13-02	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Full planning approval 20140556 for recreational use of land.
PS13-03	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	Full planning approval 20130591 (20100557) for recreational use of land.
PS15-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	An Outline planning application, 20150082, has been submitted.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS17-01	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	N/A	N/A	
PS17-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS18-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy	Policy EN3 met	

			ENV3 of DM DPD		
PS18-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS20-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2021	Outline planning permission 20130885.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS20-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix, job creation and or retail provision.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS22-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full planning permission 20130929 – development complete.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS22-02	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2,	Type of planning application,	To commence	



		EC3, EC4	decision & achievement of employment uses providing jobs.	by Mar 2021	
PS23-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Apr 2016 To complete by Mar 2017	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS25-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2015	Reserved Matters approval 20101213 – development complete.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS26-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar 2016	Full planning permission 20120697 – development complete.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS31-01	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2021	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	

PS31-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2018 To complete by Mar 2025	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS31-03	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & cemetery use.	N/A	
PS31-04	8,9	ENV4, SOC2, SOC5, SOC7, SOC8	Planning permission & maintained recreational uses	N/A	
PS31-05	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	Outline application 20141134 has a resolution to approve subject to the completion of S106.
			Level of Open space provided in relation to Policy ENV3 of DM DPD		
PS36-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To complete by Mar 2014	Full planning permission 20100774 – development complete.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS36-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2019	Full planning permission 20130547 – work has commenced on site.
			Level of Open space provided in relation to Policy	Policy EN3 met	

			ENV3 of DM DPD		
PS37-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2019	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS37-02	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
PS37-03	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To commence by Mar 2021	
PS39-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2018	Reserved Matters approval 20140241 – work has commenced on site.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS47-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS48-01	1,2,4,6, 7,9,10,11,	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1,	Type of planning application,	To commence	

	12	SOC2, SOC4, SOC5, SOC7, SOC8, EC1	decision & achievement of dwelling mix.	by Mar 2017 To complete by Mar 2019	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS48-02	1,2,3,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC6, SOC7, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS50-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To complete by Mar 2017	Full planning application 20121044 for 20 units is superseded by Full Planning application 20141505 for 19 units.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS52-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS53-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2015 To complete by Mar	Full planning permission 20120850 – work has commenced on site.

				2017	
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS58-01	1,3,6,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & provision of retail uses.	To commence by Mar 2021	Hybrid planning application approval 20131175 for supermarket and petrol station (full) and public house / restaurant and commercial unit (outline)
PS60-01	1,3,7	ENV1, ENV9, SO6, SOC8, EC1, EC2, EC3, EC4	Type of planning application, decision & achievement of employment uses providing jobs.	To complete by Mar 2026	Broadland Business Park has various planning permissions and is largely built out.
PS60-02	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2022	Outline planning permission 20130649.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS60-03	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5, SOC7, SOC8, EC1	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2017 To complete by Mar 2018	Outline planning permission 20130650.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	
PS65-01	1,2,4,6, 7,9,10,11, 12	ENV1, ENV6, ENV7, ENV8, ENV9, SOC1, SOC2, SOC4, SOC5,	Type of planning application, decision & achievement of dwelling mix.	To commence by Mar 2016 To	Full planning permission 20130965 – work has commenced on

		SOC7, SOC8, EC1		complete by Mar 2018	site.
			Level of Open space provided in relation to Policy ENV3 of DM DPD	Policy EN3 met	