

Schedule of Main Modifications to the Development Management Policies Document

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

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM1		7	Para 0.1	<i>Eighth line of paragraph:</i> ...heritage assets, <u>biodiversity, geodiversity</u> and the countryside...
DM MM2		9	Below para 0.10	<i>New para 0.11 (re-number remaining paras):</i> <u>The JCS sets out the housing requirement from commitments and allocations and the Site Specific Allocations and Policies Document, Wymondham Area Action Plan, Long Stratton Area Action Plan and Cringleford Neighbourhood Plan (taking into account the Development Management Policies Document) include policies and allocations to ensure that this is met.</u>
DM MM3		10	Para 0.20	<i>Replace paragraphs 0.20 and 0.21 with the following paragraph (re-number all other paragraphs):</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				Working jointly with Broadland District and Norwich City Council (alongside Norfolk County Council), CIL was introduced in South Norfolk on 1 May 2014. Money raised through CIL is 'pooled' by the three district authorities and then prioritised for infrastructure spending. The latest CIL charging schedule can be viewed at http://www.south-norfolk.gov.uk/planning/5191.asp
DM MM4		14	Para 0.34	<p><i>Amend second bullet point as follows:</i></p> <p>The Policy wording with the statutory development plan status is set out in bold in a text box.</p>
DM MM5		14	New para 0.35	<p><i>Add new paragraph 0.35 to read:</i></p> <p><u>Review of the Plan</u></p> <p><u>The Council is committed to an early review of the South Norfolk Local Plan, which has already effectively begun with the preparation of a new Strategic Housing Market Assessment across five Norfolk districts (which is expected to be complete in 2015). For the avoidance of doubt, this will include an early review of the evidence for the supply and demand for pupil places across the District, including secondary education provision. This will involve working with the Local Education Authority and other providers of school places. The new or reviewed plan(s) will be adopted within five years of adoption of the Development Management Policies Document at the latest.</u></p>
DM		15	Para 1.4	<i>Amend second bullet point to say:</i>

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MM6				...planning obligations <u>and/or CIL</u>
DM MM7		17	Para 1.13	<p><i>Amend paragraph 1.13, from fifth line:</i></p> <p>Neighbourhood Development Plans must be <u>in general conformity with the strategic policies in the Local Plan</u> consistent with the Strategic Policies in the Joint Core Strategy and Section 1 of this document. Where formally adopted, these Neighbourhood Development Plans can take precedence over the <u>existing</u> non-strategic policies elsewhere in the Local Plan <u>where they are in conflict.</u> , such as the Site Specific Allocations and Policies document. The Council will treat other local community led plans such as Village Design Statements and Village Plans as a material consideration in decision making.</p>
DM MM8		19	Policy DM1.1	<p><i>Replace text in criteria d)ii as follows:</i></p> <p><u>Other national planning policy and guidance</u> Specific policies in international and national advice and guidance that indicate that development should be restricted or</p>
DM MM9		20	Policy DM 1.1 notes	<i>Delete the last bullet point which links to the PINS 'model policy' on sustainable development</i>
DM MM10		21	Policy DM1.2	<p><i>Replace text in criteria 1a) as follows:</i></p> <p><u>Directly relate to the development, necessary to make the development acceptable and fairly and reasonably related in scale and kind</u> is only-</p>

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				<p>necessary as a direct consequence of the development proposed:</p> <p><i>Amend criteria 2a):</i></p> <p>The delivery of sustainable development <u>as defined in the NPPE</u> (through compliance with the Policies of the Development Plan);</p> <p><i>Replace text in criteria 2e) as follows:</i></p> <p><u>delivery of any other infrastructure requirements in a made Neighbourhood Plan account is taken of other requirements set out in neighbourhood-community led plans.</u></p>
DM MM11		22	Para 1.19	<p><i>Amend opening line of paragraph:</i></p> <p><u>One of the core principles of the National Planning Policy Framework is to ensure that development management decisions take account of different local areas, promote the vitality of urban areas and recognise the intrinsic character and beauty of the countryside, whilst supporting the rural communities within it. In this context, the Joint Core Strategy...</u></p> <p><i>And delete final bullet point in the footnotes to policy DM1.3 on page 25</i></p>
DM MM12		23	Para 1.22	<p><i>Add additional text to end of para 1.22</i></p> <p><u>...within the Cringleford Neighbourhood Development Plan. It should be noted that whilst development within the boundaries of settlements will in general be</u></p>

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				<u>acceptable, there may be instances where land within development boundaries is at risk of flooding, particularly land within Flood Risk Zones 2 and 3.</u> <u>Development proposals in such cases will need to be considered against flood risk policy in the Joint Core Strategy and national policy and guidance.</u>
DM MM13	22790	23	Para 1.23	<i>At the end of the paragraph:</i> <u>...development proposals in the countryside will be supported by the Council. This could include agriculture buildings, development connected to outdoor sports facilities, small scale house extensions etc. In addition, development will generally be supported for school related development or other community facilities such as a GP surgery or a village hall where they are required and there are not suitable sites available within development boundaries.</u>
DM MM14		24	Para 1.27	<i>Amend beginning of paragraph:</i> <u>South Norfolk is a diverse district that is comprised of vibrant market towns and many rural villages. In order to protect and enhance the vitality of these settlements and to protect the surrounding open countryside from inappropriate development, it is important to focus development in these settlements. Development boundaries are therefore proposed in which development will be encouraged, with more restrictive policies applying for land falling outside these boundaries.</u> <i>Remainder of paragraph to become new para 1.28 (with subsequent paragraphs renumbered):</i> <u>Much of the rural area of the district</u> much of which comprises agriculture land

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				<p>which is ...</p> <p><i>Amend last sentence of new para 1.28:</i></p> <p>These <u>are protected through the development boundaries referred to in paragraph 1.27 which focus development in existing settlements and only normally allow for development outside of these boundaries where it need to be protected and enhanced and development will not normally be permitted in the open countryside where this is necessary to meet specific needs of the rural economy or where development could not be reasonably be located elsewhere</u> and is carried out in accordance with specific policy requirements of the Development Management Policies.</p>
DM MM15		25	Policy DM1.3	<p><i>Replace text in criteria 2c) as follows:</i></p> <p><u>Where specific Development Management policies allow for development outside of development boundaries. It satisfies specific criteria in the Development Management Policies or</u></p>
DM MM16	22893	26	Para 1.29	<p><i>At the end of the paragraph:</i></p> <p>... and with local special interest groups and parish councils to prepare conservation appraisals of conservation areas. <u>Development proposals will also need to demonstrate that full regard has been given to the character of the Broads where they may have an impact.</u></p>
DM MM17		28	Policy DM1.4	<p><i>Amend criteria vi as follows:</i></p>

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				<p>Enhance, <u>re-use</u> and better reveal the significance of heritage assets and re-use buildings rather than demolish;</p> <p><i>Amend criteria vii as follows:</i></p> <p><u>Re-use buildings rather than demolish</u>, recycle building materials...</p>
DM MM18		29	Supporting text to new Policy DM1.5	<p><i>After Notes for Policy DM1.4 add:</i></p> <p>1.5 Existing Commitments</p> <p><u>1.35 In addition to the allocations in the plan, the housing supply is made up of JCS current commitments as of 2008 and permissions granted since 2008 on non-allocated sites (i.e. post-2008 commitments). These all contribute to the JCS housing requirement and the latter specifically contribute to the new allocation requirement in para 5.23 of the JCS.</u></p> <p><u>1.36 It is important that the commitment sites with planning permission help contribute to the housing requirement set out in the JCS. Consequently, applications to renew or vary these permissions will be supported in principle, provided that they do not diverge significantly from the permission(s) originally granted.</u></p> <p><u>1.37 The policy applies to the planning permissions listed in paragraph 7.24 of the Site Specific Allocations and Policies document, paragraphs 5.8 and 5.11 of the Wymondham Area Action Plan and paragraph 5.21 of the submission version of the Long Stratton Area Action Plan. It should be noted that only</u></p>

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				<u>permissions which are not complete or largely complete are listed and shown on the Policies Map as commitments.</u>
DM MM19		29	New Policy DM 1.5	<p><u>Policy DM 1.5 Existing Commitments</u></p> <p><u>If planning applications on sites currently identified as commitments or allocations in any of the South Norfolk Local Plan documents, as identified on the Policies Map, should lapse, then applications for the renewal of these permissions will be considered favourably in principle subject to consideration against other policies in the Development Plan.</u></p>
DM MM20		31	Below para 2.8	<p><i>New para 2.9 (subsequent paragraphs to be renumbered)</i></p> <p><u>In line with paragraph 25 of the National Planning Policy Framework, a sequential test is not required for small scale rural offices or other small scale rural development. Development of this nature is therefore an exception to criterion (7) of the policy. Criterion (8) provides the thresholds that are appropriate to South Norfolk.</u></p>
DM MM21		32	Policy DM2.1	<p><i>Amend criteria 7a and b to read:</i></p> <ul style="list-style-type: none"> a) Re-use redundant rural buildings and hard standings (see Policy DM 2.10), <u>and/or</u> b) Are located on sites well related to rural towns and villages and is demonstrated that there are no sequentially preferable sites available, <u>and/or</u>

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DM MM22		34	Policy DM2.2	<p><i>Amend criteria 1)</i></p> <p>1) The Council will safeguard sites and buildings allocated or permitted for Business Class and other Employment Uses ...</p>
DM MM23		38	Policy DM2.4	<p><i>Amend third bullet point of criteria (1) of the policy:</i></p> <p>Village and Local Centres — including groups and individual shops...</p>
DM MM24	23077/ 22704	40	Para 2.27	<p><i>Below end of existing paragraph, begin new paragraph 2.28:</i></p> <p><u>Where new centres are proposed, shops and services should be provided at a suitable mix to satisfy local need. In appropriate cases more detail is given in the Site Specific Allocations and Policies Document.</u></p> <p><i>Renumber subsequent paragraphs in section 2 accordingly</i></p>
DM MM25		42	Policy DM2.5	<p><i>Amend last line of criteria (2):</i></p> <p>...available for Class A1 shop uses will not be permitted.</p> <p><i>Amend last line of criteria (3) b)</i></p> <p>...available for Class A1 shop use.</p> <p><i>Amend first line of criteria (4):</i></p> <p>A change of use from Class A1 Shop will not be permitted...</p>

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				<p><i>Amend second line of criterion (5):</i></p> <p>...of a particular type of non-Class A1 shop uses...</p>
DM MM26		44	Policy DM2.6	<p><i>Replace second paragraph</i></p> <p>Typical opening hours will be applied in a planning application condition to set appropriate limits to the opening hours, subject to consideration of:</p> <p><i>with</i></p> <p><u>Where necessary, a planning condition will be applied to planning approvals for such use to restrict opening hours to appropriate limits, subject to consideration of:</u></p>
DM MM27		45	Para 2.41	<p><i>Add to end of para 2.41:</i></p> <p>...considered under the terms of Policy DM 2.10. <u>The demonstration of necessity is not intended to be onerous. A description of the intended development is usually sufficient for the purpose of this requirement.</u></p>
DM MM28		45	Policy DM2.7	<p><i>Amend criterion a)</i></p> <p>a) The proposed is necessary for the purpose of agriculture and forestry within the farm unit</p> <p><i>Amend criteria d)</i></p>

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				d) It is designed to avoid serious <u>significant</u> adverse impact on the natural and local environment...
DM MM29		48	Policy DM2.8	<p><i>Amend title of policy to:</i></p> <p><u>Equestrian and other changes of use of agricultural land</u></p> <p><i>Amend Criteria (2) as follows:</i></p> <p>Proposals to <u>change the use of agricultural land to land ancillary to residential dwellings will be permitted subject to extend residential curtilage onto</u> agricultural land will be positively considered, but with particular regard given to:</p> <ul style="list-style-type: none"> c) <u>No significant</u> adverse impact on the character and visual appearance of the Countryside or availability of protective agricultural land; d) <u>No significant</u> adverse impact on public rights of way or the areas of urban / rural transition that provides the setting of settlements in the countryside; and e) The inclusion of appropriate boundary treatment that is in keeping with the rural character of the locality
DM MM30		49	Policy DM2.9	<p><i>Amend the first bullet point of criterion (1) to read:</i></p> <p>The unique and special attributes of the location; <u>or</u></p>

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				<p><i>Second line of third bullet point in criterion (1):</i></p> <p>...and that it would <u>not</u> adversely affect the viability and vitality...</p>
DM MM31			Para 2.60	<p><i>Amend para 2.60 from fourth line:</i></p> <p>...rural location. The dwelling must be appropriate and affordable and required to support a viable enterprise, and must meet the criteria below. <u>A financial test is necessary for this purpose and to avoid granting permission for dwellings in connection with enterprises which are unlikely to endure. In addition, the test should provide evidence of the size of dwelling which the unit can sustain. In most circumstances, the unit and the agricultural activity concerned should have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.</u> Housing for new enterprise may be supported under criterion f) below.</p>
DM MM32		54	Policy DM2.11	<p><i>Amend the policy as follows:</i></p> <p>In the case of <u>all</u> established enterprises:</p> <ul style="list-style-type: none"> a) There is a demonstrated functional need for one or more full-time workers to be readily available at all times for the enterprise; <u>and</u> b) The functional need could not be met by another dwelling in the area that is available and suitable: <p><u>In the case of established enterprises</u></p>

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				<p>c) The enterprise has been established for at least 3 years and is likely to remain financially viable for the foreseeable future; <u>and</u></p> <p>d) The proposal does not represent a replacement of another dwelling on the site (or the former holding of which the site formed a part) that has been sold on the open market in the last five years; and</p> <p>e) The proposed dwelling is no larger than that required to meet the functional needs of the enterprise and is affordable from a viable income derived from the enterprise in the long term.</p> <p>In the case of new enterprises</p> <p>f) <u>New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable and is likely to remain viable for the foreseeable future.</u> If there has been insufficient time to demonstrate financial soundness, permission may be granted for a temporary dwelling in the form of a residential caravan, mobile home or other prefabricated structure which can be easily dismantled and removed from the site.</p> <p>(2) ...</p> <p><i>Delete the first footnote</i></p>
DM MM33		56	Policy DM2.12	<i>Amend second line of criteria (1) to read:</i>

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				...holiday accommodation will be <u>required</u> , unless specific justification is <u>provided</u> , encouraged to locate within...
DM MM34		58-60	Policy DM3.1 supporting text	<i>Delete all supporting text, and re-locate other supporting text within the reasoned justification for Policy DM 3.9 (see DM MM44)</i>
DM MM35		58-60	Policy DM3.1	<i>Delete Policy DM 3.1 and subsequent policy notes and re-number all subsequent policies</i>
DM MM36		61	Para 3.13	<p><i>Add to end of paragraph:</i></p> <p>...or provision of sites for 'self-build'. <u>Developments should aim to provide a mix of housing to contribute to the identified need. This will be provided proportionality, as it is recognised that smaller sites will be less able to provide a mix of dwelling types.</u></p>
DM MM37		63	Policy DM3.2	<p><i>Amend policy DM3.2</i></p> <p>All housing proposals <u>should help</u> must include <u>contribute to</u> a range of dwelling type and bed spaces to meet the requirements of different households, as identified <u>through the current Strategic Housing Market Assessment</u> in evidence in the housing market.</p> <p>On all qualifying sites (see Joint Core Strategy Policy 4) the affordable homes to be provided will be specified in terms of the number of dwellings and the bed spaces, type, tenure and design standards, all to be agreed with the Council.</p>

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				<p><i>Additional paragraph at end of policy</i></p> <p><u>The policy will be applied to all sites and proposals which, individually or as part of a wider but contiguous site in the same ownership and or control, could accommodate a level of development that would meet or exceed the thresholds in Joint Core Strategy Policy 4 in relation to affordable housing.</u></p>
DM MM38		68	Policy DM3.4	<p><i>Amend criteria c) & d) of Policy DM 3.4</i></p> <p>c) Site for mixed residential and business uses must be suitably designed with regards to the safety and amenity of the occupants, the neighbouring community and protection of the local environment.</p> <p>d) The development should not have a serious <u>significant</u> adverse impact ...</p> <p><i>Amend criterion g):</i></p> <p>g) There <u>Consideration</u> should be <u>given as to whether there is</u> adequate capacity available in local infrastructure and services <u>and potential measures to remedy any lack of capacity</u></p> <p><i>Amend criterion i)</i></p> <p>i) Located in an area of <u>Flood Zone 3 or on a site in Flood Zone 2 where an exception test concludes that development is not appropriate,</u> functional flood plain or high risk of flooding (Zone 2, 3a or 3b) or</p>

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				<p><i>Replace Criterion 2:</i></p> <p>Proposals for temporary planning permission for Gypsy and Traveller sites will be assessed with additional flexibility to one or more of the key considerations a) to h) in the circumstances of:</p> <p>n) A lack of availability of a five-year supply of deliverable sites for Gypsies and Travellers in the district; and</p> <p>e) A lack of an alternative site.</p> <p><i>With the following:</i></p> <p><u>Where there is no five-year supply of deliverable sites for Gypsies and Travellers in the district and / or no alternative site, these are factors that will be weighed in favour of the proposal and balanced against any harm. In doing so the key considerations in criteria a) to h) will be applied with flexibility.</u></p>
DM MM39		71	Para 3.39	<p><i>Amend first sentence of para 3.39:</i></p> <p>The Council may <u>impose appropriate conditions</u> or in exceptional <u>circumstances</u> remove permitted development rights or impose appropriate planning conditions to protect the amenities of adjoining <u>properties</u> occupiers. For example, removing permitted development rights to insert new or alter existing windows and balconies in order to protect the amenities of adjoining occupiers</p>

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DM MM40		72	Policy DM3.5	<p>Delete criterion e) and last paragraph</p> <p>e) Adequate levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other pollutants.</p> <p>All development proposals are advised to have regards to the Supplementary Guidance prepared by the Council.</p>
DM MM41		73	Para 3.49 & DM3.6	<p><i>Amend para 3.49 as follows:</i></p> <p>The Council may <u>impose appropriate conditions or in exceptional circumstances</u> remove permitted development rights or impose appropriate planning conditions to protect the amenities of adjoining <u>properties</u> occupiers.</p> <p><i>Delete final paragraph of policy:</i></p> <p>All development proposals are advised to have regard to the Supplementary Guidance prepared by the Council.</p>
DM MM42		75	Policy DM3.7	<p><i>Amend criterion a)</i></p> <p>a) The design and scale of the resultant development must be compatible with the character <u>and appearance</u>, and the landscape setting...</p>
DM MM43		76-77	Policy DM3.8	<p><i>Remove last sentence of 1st para:</i></p>

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				<p>... This will require the annexe to have a scale, shared facilities and spatial relationship to the main dwelling that does not facilitate its future severance from the main dwelling.</p> <p><i>Remove third para:</i></p> <p>Where annexes are proposed which do not comply with the above requirements, they will be assessed as a sub-division of the plot to create independent dwellings under development plan policies.</p>
DM MM44		78-79	Policy DM 3.9	<p><i>Add additional supporting text as new paras 3.63-3.65 and re-number all subsequent paras:</i></p> <p><u>3.63 Good quality housing should provide for internal and external accommodation that is fit for purpose and suitable for its intended occupants. Homes must be designed to meet the demands of everyday life and offer the flexibility and potential to be occupied by households with different needs over time.</u></p> <p><u>3.64 Buildings that perform better than the minimum environmental standards are more sustainable in the long term, particularly in respect of sound insulation and energy efficiency. Well- proportioned rooms with good levels of natural light provide a better quality of life for occupiers, and will also be adaptable to meet changing circumstances over time.</u></p> <p><u>3.65 The outdoor space around new homes may be provided as private gardens or as a communal amenity space. It should however be integral</u></p>

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

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				...and wherever possible designed around a Sustainable Drainage <u>System</u> ;
DM MM46	254/255	81	DM3.10	<p><i>Amend third line of criterion (1)</i></p> <p>...character and appearance of their location <u>and the building</u>, having regard to their...</p> <p><i>Amend criterion (3)</i></p> <p>Illuminated advertisement and signs will not be permitted outside defined Town Centres and other commercial areas <u>Which may have to be visited after dark where safety and amenity of the surrounding area is adversely affected.</u></p>
DM MM47	258	83	DM3.11	<p><i>Amend criteria (2):</i></p> <p>Inside the Norwich Policy Area development should maximise opportunities to use sustainable modes of transport and support the proposals of the Norwich Area Transportation Strategy.</p>
DM MM48		86	Para 3.86	<p><i>Amend paragraph 3.86:</i></p> <p><u>In considering appropriate levels of parking, reference will be given to Norfolk County Council's parking standards. Residential parking standards will be taken into account where necessary to manage the local road network. However, they will be applied flexibly having regard to local circumstances.</u> The Council's parking standards closely follow those prepared by the Highways Authority, but making clear that residential parking standards are regarded as</p>

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				fully necessary and will almost always be applied as 'minimum standards', whereas all other standards will be applied as 'maximum standards'. The standards include provision for people with disabilities.
DM MM49		87	Policy DM3.13	<p><i>Amend policy wording:</i></p> <p>Planning permission will only be granted where appropriate parking provision is provided by the developer to serve the needs of the proposed development. Development proposals should make parking provision for vehicle and cycle parking in accordance with the Council's parking standards, including the provision for parking for electric vehicles and people with disabilities. <u>Development should provide sufficient parking to avoid highway safety problems and to protect living and working conditions locally. In decision making, consideration will be given to local parking / highway conditions.</u></p> <p>The appropriate parking provision for a development will be determined using the parking standards adopted by the Council as a 'starting point' which may be varied to reflect local conditions such as the availability of public parking, sustainable travel modes, Travel Plan provisions, and design and conservation objectives.</p>
DM MM50		95	Para 3.110	<p><i>Amend para 3.110:</i></p> <p><u>The provision of suitable open space is critical to successful development. In order to ensure adequate open space provision, regard should be given to the Council's supplementary guidelines for Recreational Open Space Requirements for Residential Areas (or any subsequent version) which set out</u></p>

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				the standards required of new housing development. The open space provided may link to and form a multi-function role as part of the network of green infrastructure strategy promoted by the Joint Core Strategy , and well connected to routes for pedestrians and cyclists. Some other forms of development may also need to make some form of publically accessible open space provision.
DM MM51		96	Policy DM3.16	<p><i>Amend policy wording:</i></p> <p>New housing development will be required to provide <u>adequate</u> for outdoor play facilities and recreational open space <u>commensurate with the level of development proposed in order to meet the needs of occupants based on the Council's adopted standards set out in supplementary guidance.</u></p> <p>Development must not result in a net quantitative or qualitative loss of existing open space <u>unless it can be demonstrated that there is a surplus of amenity space.</u></p>
DM MM52		97-98	Policy DM3.17	<p><i>Retain criterion (2) but replace criterion (1) with the following:</i></p> <p><u>(1) The change of use of existing community facilities will only be permitted where it can be demonstrated that:</u></p> <ul style="list-style-type: none"> a) <u>Adequate other facilities exist within a reasonable distance to meet local needs; or</u> b) <u>No reasonable prospect of continued viable use which can be demonstrated through:</u>

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				<ul style="list-style-type: none"> i) <u>Six months of marketing for the permitted and similar uses, using an appropriate agent;</u> ii) <u>Confirmation that it has been offered on a range of terms agreed to be reasonable on the advice of an independent qualified assessor; and</u> iii) <u>Regard to future plans for the area including community led plans.</u> <p><u>** Important local community services and facilities include ... (para to remain)</u></p>
DM MM53				Note: There is no main modification with this number
DM MM54				Note: there is no main modification with this number
DM MM55		100	Policy DM4.1 and supporting text	<i>Delete this policy and its supporting text</i>
DM MM56	275	102	Supporting text to policy DM 4.2	<p><i>Delete paragraphs 4.11 and 4.12 and replace with:</i></p> <p><u>This policy applies to all renewable energy proposals except wind energy development. Proposals for wind energy development will be considered against national policy in the Ministerial Statement of 18 June 2015 and guidance in the PPG. In reviewing the Local Plan, the Council will seek to identify whether there are any appropriate sites within the district that are suitable for wind energy development. This review of the Local Plan will be completed and adopted within five years of the adoption of this Plan, as stated in paragraph 0.35.</u></p>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<p><i>Add new paragraph 4.15:</i></p> <p><u>In applying Policy DM 4.2 in the consideration of renewable energy proposals, particular regard must also be had to Policy DM 4.11 and any impacts on heritage assets, particularly listed buildings and conservation areas.</u></p>
DM MM57	23075	102 - 103	Policy DM4.2	<p><i>Amend 1st line of 1st paragraph of criterion (1)</i></p> <p>Proposals for renewable energy development <u>requiring planning permission, other than proposals for wind energy development</u>, will be supported and considered...</p> <p><i>Replace 2nd paragraph of criterion (1) with:</i></p> <p><u>The effect of the proposal will be considered on:</u></p> <ul style="list-style-type: none"> a) <u>The character and appearance of the landscape;</u> b) <u>Designated and undesignated heritage assets;</u> c) <u>The amenities and living conditions of nearby residents by way of noise, outlook, and overbearing effect or unacceptable risk to health or amenity by way of other pollutants such as dust and odour.</u> <p><u>Permission will be granted where there are no significant adverse effects or where any adverse effects are outweighed by the benefits. When attributing weight to any harm, including heritage assets regard will be given to national policy and guidance, statutory duty and legislation, and other policies in the Local Plan including Policy DM4.11.</u></p>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<i>Delete criteria (2) (renumbering criteria (3) as a consequence).</i>
DM MM58		104	Para 4.20	<p><i>Add text in Reasoned Justification (add new para after para 4.20):</i></p> <p><u>A sewage capacity assessment should be prepared proportionately in relation to the nature of the development, particularly where there are known capacity problems and for more major developments.</u></p>
DM MM59	280	105	Policy DM4.3	<p><i>Amend wording to 3) c)</i></p> <p>3) c) Must be served by separate surface water and foul wastewater drainage. No new development (including redevelopment) will be permitted to discharge surface water runoff to foul drainage connections or combined sewers, <u>unless it can be demonstrated that separate surface water drainage is not available and cannot be practicably provided.</u></p>
DM MM60	283	112	DM 4.5	<p><i>Amend final sentence of criteria a)</i></p> <p>International, national and county-wide level <u>sites</u> will be accorded the highest levels of priority.</p> <p><i>Amend first line of criterion b):</i> At the Important Local Open Spaces identified <u>in paragraphs 4.36-4.46 and on Maps 4.5 (1) – (6)...</u></p>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM61		114	Para 4.55	<p><i>Add to end of para 4.55:</i></p> <p>...through good design. <u>Development proposals will be expected to demonstrate how they have taken into account the key findings from the 2001 South Norfolk Landscape Assessment as updated by the 2012 review. This will be particularly relevant when the development sits in a location with distinctive and sensitive landscape characteristics.</u></p>
DM MM62		115	Policy DM4.6	<p><i>Amend 3rd line of policy text:</i></p> <p>...would cause <u>significant</u> serious adverse impact...</p>
DM MM63		119	Below para 4.69	<p><i>New para 4.70 (with subsequent paragraphs renumbered) :</i></p> <p><u>Within ‘Strategic Gaps’, development that would result in a loss of the sense of openness and which diminishes the gap between the settlements in question will be resisted. However, some types of development may be acceptable. Forms of development that may be acceptable (so long as they preserve the openness of the Gap), include buildings for agriculture or forestry (where planning permission is required), facilities for outdoor sport and recreation cemeteries and extensions to, or replacement of, existing buildings, provided they are in keeping with the scale of the original building.</u></p>
DM MM64		122	Policy DM4.9	<p><i>Amend 3rd para of policy:</i></p> <p>...the appropriate management of protected <u>and other significant</u> trees and hedgerows, unless the need...</p>

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

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
DM MM68	297	125	Policy DM4.11	<p><i>Amend policy wording:</i></p> <p>All development proposals must have regard to the historic environment and take account of the contribution <u>which</u> heritage assets make to the character <u>significance</u> of an area and its sense of place, <u>as</u> defined by reference to the national and local evidence base relating to heritage.</p> <p>Change of use, alterations and extensions or that otherwise affecting the setting or character <u>significance</u> of a heritage asset, <u>including its setting</u>, must have regard to, and positively respond to, the <u>that</u> significance. of any heritage assets that may be affected.</p> <p>Proposals must sustain, <u>and where possible</u> enhance and better reveal the significance of the heritage asset and make a positive contribution to local distinctiveness.</p> <p>Proposals must show how the significance of the heritage asset has been assessed and taken into account by reference to the Historic Environment Record, suitable expertise and other evidence/research as may be necessary.</p> <p><u>Considerable importance and weight must be given to the desirability of preserving listed buildings, their settings and the character and appearance of conservation areas. Development should avoid causing any loss to a heritage asset, or harm to it. Substantial harm or total loss will only be justified where it can be demonstrated that it is necessary to achieve substantial public benefits or where the retention of the asset in its existing use is unsustainable, no viable alternatives can be identified and the harm or loss is outweighed by the benefits of bringing the site back into use.</u></p>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
				<p><u>Less than substantial harm will only be justified where there are public benefits that outweigh the harm. In carrying out this planning balance, less than substantial harm will be afforded considerable importance and weight.</u></p> <p>Proposals which adversely affect <u>result in harm to</u> the significance of a designated heritage asset will only exceptionally be permitted where clear and convincing justification is provided, and:</p> <p>a) Substantial public benefits arise from the proposal; and b) Retention of the asset in its existing use or form is unsustainable and no viable alternatives can be identified.</p>
DM MM69	23080	163	Policy DM4.7, Policies Map and Map DM4.7	<p><i>Amend Policy DM4.7, main Policies Map and relevant policies inset maps to:</i></p> <ul style="list-style-type: none"> <i>remove land allocated for residential development in the ‘made’ Cringleford Neighbourhood Development Plan from the NSBLPZ</i> <i>remove allocations at Trowse and Keswick and land within the development boundary at Swardeston from the NSBLPZ</i> <i>designate land at Colney Hall that was previously allocated and in the South Norfolk Local Plan 2003 and proposed for allocation at the Preferred Options stage as part of the NSBLPZ</i>
DM MM70	23081	164	Policy DM4.8 and Map	<i>Strategic gap between Hethersett and Cringleford</i>

Mod Ref	Rep No	Page	Policy / Paragraph	Modification
			DM4.8(1)	<i>Amend Policy DM4.8 by amending the boundary of the Strategic Gap so that Burnthouse Lane forms the western edge of the gap as recommended in examination library document B148, whilst the eastern edge of the gap is the south-western boundary of the allocation in the Cringleford NDP (145 metres from the A47)</i>
DM MM71		165	Policy DM4.8, Map DM4.8(2) & Policies Map & WAAP Policies Map	<p><i>Strategic gap between Wymondham and Hethersett</i></p> <p><i>Amend Policy DM.4.8 by amending the boundary of the Strategic Gap to exclude the field to the north of the ‘Carpenters Barn housing area’. Redraw the Strategic Gap boundary so that it runs from the north-eastern part of the Carpenter’s Barn site towards the southern extent of ‘The Wong’.</i></p>
DM MM72	269	134	6.1 Glossary	<p><i>Amend definition of “Environmental Assets”:</i></p> <p>Environmental assets A site, place, area of land, landform or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its environmental interest, <u>contribution to the character of the area</u> or sensitivity to development. Environmental assets include <u>nationally and locally</u> designated assets and other assets identified by the local planning authority.</p> <p><i>Add definition for “Recreational Open Space” under glossary:</i></p> <p><u>Recreational Open Space</u> <u>All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important</u></p>

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				<u>opportunities for sport and recreation and can act as a visual amenity.</u>
DM MM73			New Annex 2	<i>Add list of policies to be superseded (see Annex 2 at bottom of this document)</i>

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

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

Policy	Title
ENV2	Areas of open land which maintain a physical separation between settlements within the Norwich area
ENV3	River Valleys
ENV5	Historic Parklands
ENV6	Areas which contribute to maintaining the landscape setting of the Southern Bypass of the City
ENV8	Development in the open countryside
ENV9	Nationally and locally important archaeological remains
ENV10	Historic hedgerow pattern – Dickleburgh
ENV13	Sites of regional and local nature conservation interest and geological / geomorphological value
ENV14	Habitat protection
ENV15	Species protection
ENV17	Public access to sites of nature conservation value

ENV19	Tree Preservation Orders
ENV20	Village greens and commons
ENV21	Protection of land for agriculture
ENV22	Countryside projects
IMP2	Landscaping
IMP3	Protection of important spaces
IMP4	Important frontages
IMP5	Streetscape
IMP6	Visual impact of parked cars
IMP8	Safe and free flow of traffic
IMP9	Residential amenity
IMP10	Noise
IMP11	Demolition of Listed Buildings
IMP12	Redevelopment following demolition of Listed Buildings
IMP13	Alteration of Listed Buildings
IMP14	Buildings at Risk
IMP15	Setting of Listed Buildings
IMP16	Demolition in Conservation Areas
IMP17	Alterations and extensions in Conservation Areas
IMP18	Development in Conservation Areas
IMP19	Advertisements
IMP20	Shopfronts
IMP21	Illuminated advertisements
IMP22	Corporate signs
IMP23	Control of advertisements in the open countryside
IMP24	Illuminated advertisements in the open countryside
IMP25	Outdoor lighting
EMP1	Employment land allocations
EMP2	Distribution, nature and scale of employment development on

	unidentified sites
EMP3	Adaptation and re-use of rural buildings for employment purposes
EMP4	Employment development outside the Development Limits and Village Boundaries of identified towns and villages
EMP5	Agricultural development
EMP6	Alterations and extensions to existing business premises
EMP7	The retention of rural employment and services
EMP8	Farm diversification schemes
SHO2	Retail development – impact test
SHO3	Retail development at the Longwater retail park
SHO4	Town centres
SHO5	Mix of uses within Central Business Areas
SHO6	Secondary Shopping Areas
SHO7	Conversion of floorspace on upper floors
SHO8	Local and rural shops and services
SHO9	Shop sites in major residential development
SHO10	Class A3 uses outside the defined Central Business Areas
SHO11	Class A3 uses – control over hours of operation
TOU2	Tourism development – sequential test
TOU3	Tourism development – impact test
TOU4	Hotel development
TOU5	Conversion of large houses to hotel uses
TOU6	Self-catering holiday accommodation
TOU7	Conversion of buildings in the open countryside to self-catering holiday accommodation
TOU8	Caravan sites
LEI1	Extension and noisy leisure uses
LEI2	Village halls and small scale leisure facilities
LEI4	Indoor leisure facilities – sequential test

LEI5	Indoor leisure facilities – impact test
LEI6	Smaller scale leisure facilities
LEI7	Open space provision in new development
LEI8	Loss of recreational or amenity land
LEI9	Joint provision and dual use of recreation facilities
LEI10	Public access through countryside projects
LEI11	Water based recreational facilities
LEI12	Costessey Pits
LEI13	Royal Norfolk Showground
LEI14	Keeping of horses for recreational purposes
HOU2	Overall distribution of site specific housing land allocations
HOU3	Strategic Land Reserve
HOU4	Residential development within the defined Development Limits of the Norwich Policy Area settlements, and at selected locations along strategic routes
HOU5	Residential development within the defined Development Limits of specified towns
HOU6	Development within defined Development Limits of specified large villages
HOU7	Development within defined boundaries of small villages
HOU8	Agricultural and forestry dwellings
HOU9	Dwellings for other rural enterprises
HOU10	Adaptation and re-use of existing rural buildings for residential purposes
HOU11	Replacement dwellings
HOU14	Extensions to dwellings in the open countryside
HOU16	Conversion / subdivision of large properties
HOU17	Residential use of upper floors
HOU18	Loss of residential accommodation

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