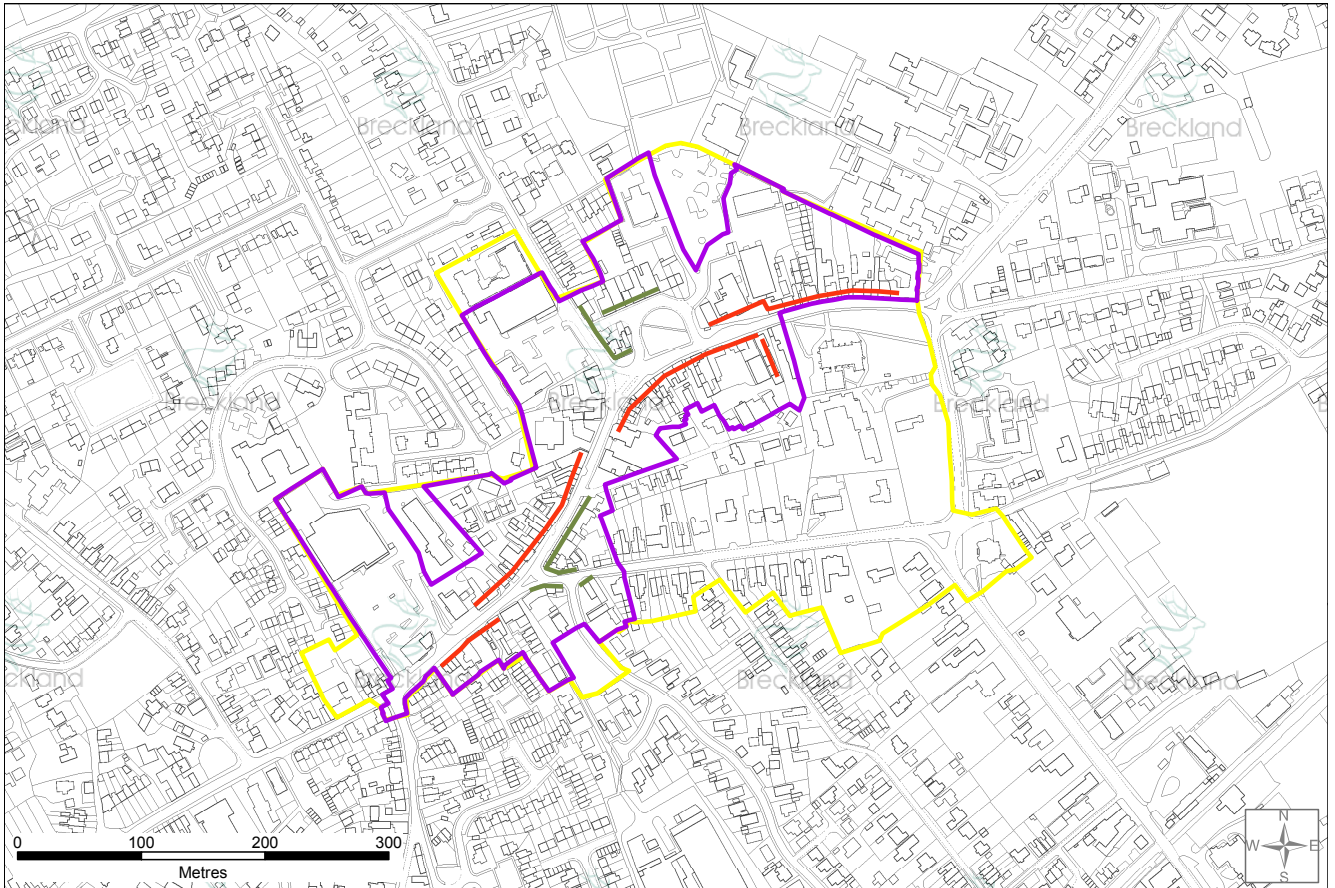


Attleborough

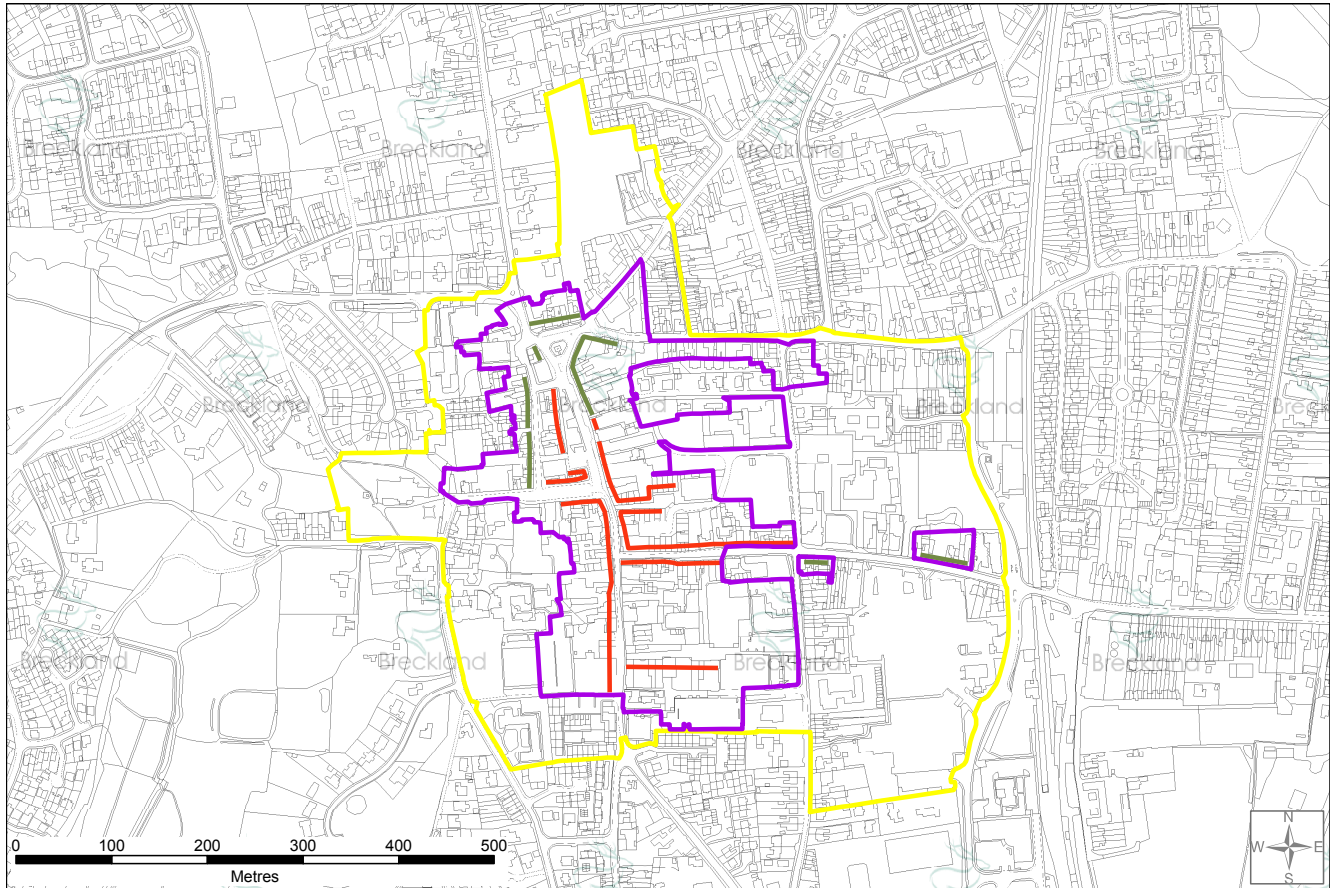
Map 6.4 Attleborough Town Centre Boundary



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Dereham

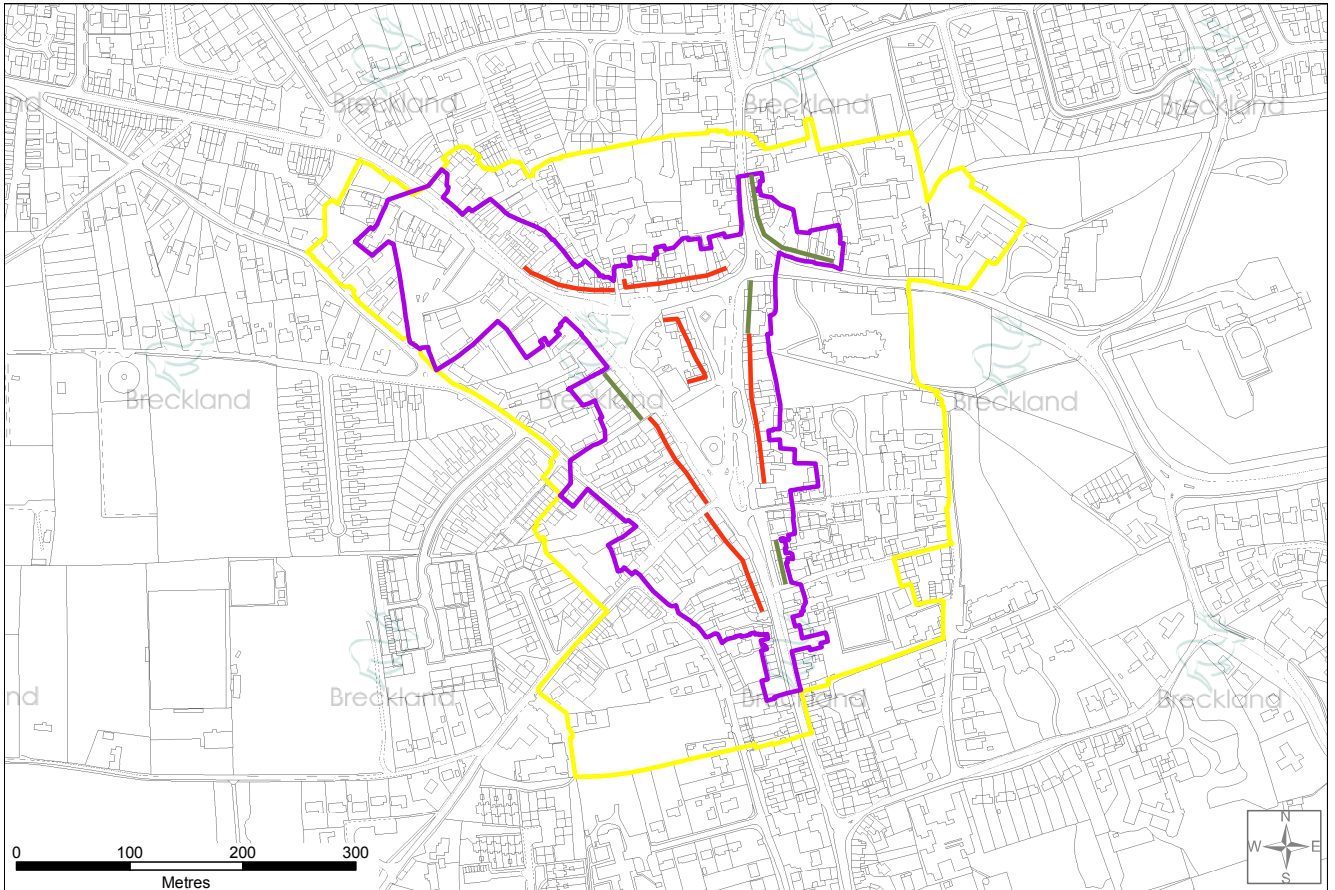
Map 6.5 Dereham Town Centre Boundary



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Swaffham

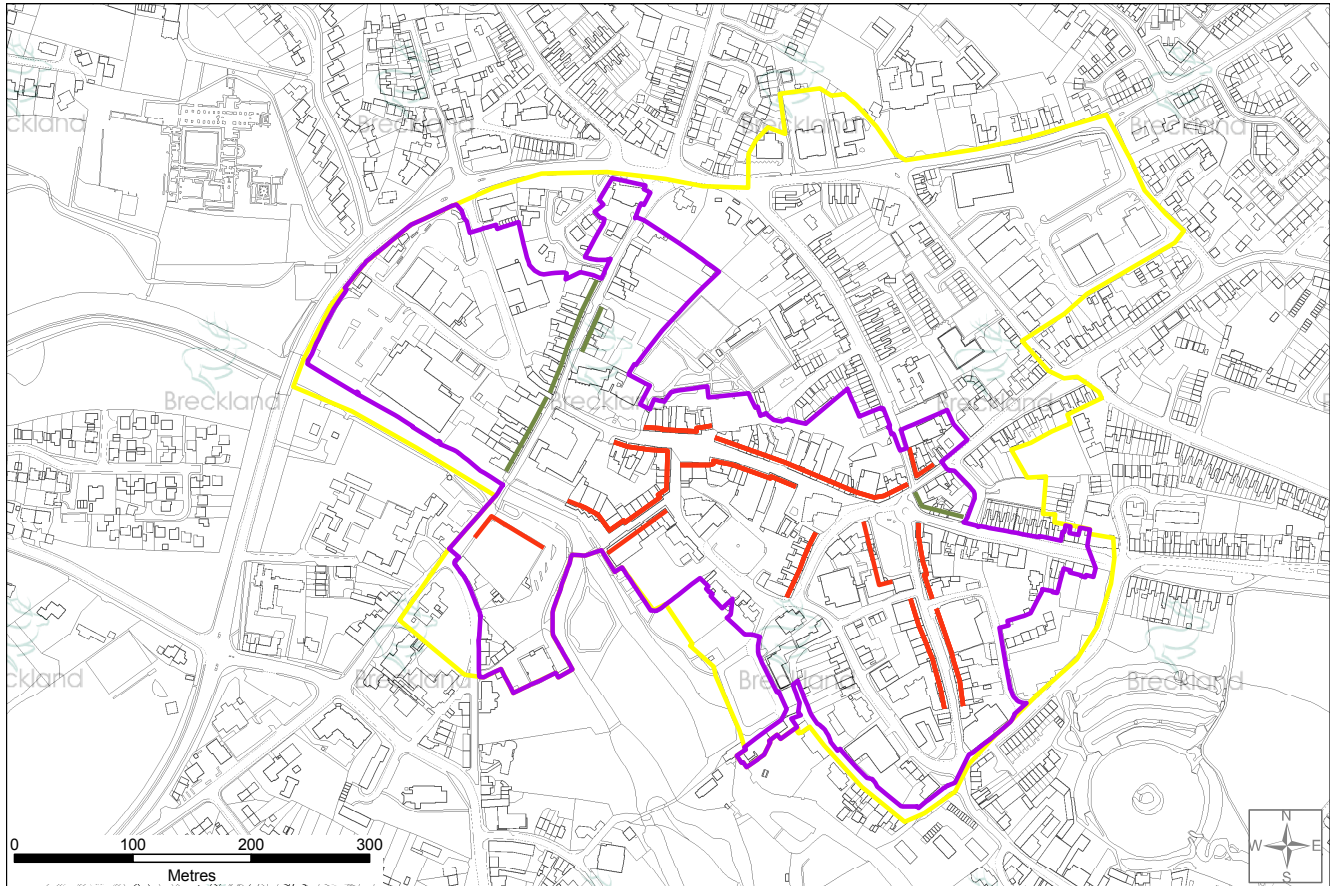
Map 6.6 Swaffham Town Centre Boundary



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Thetford

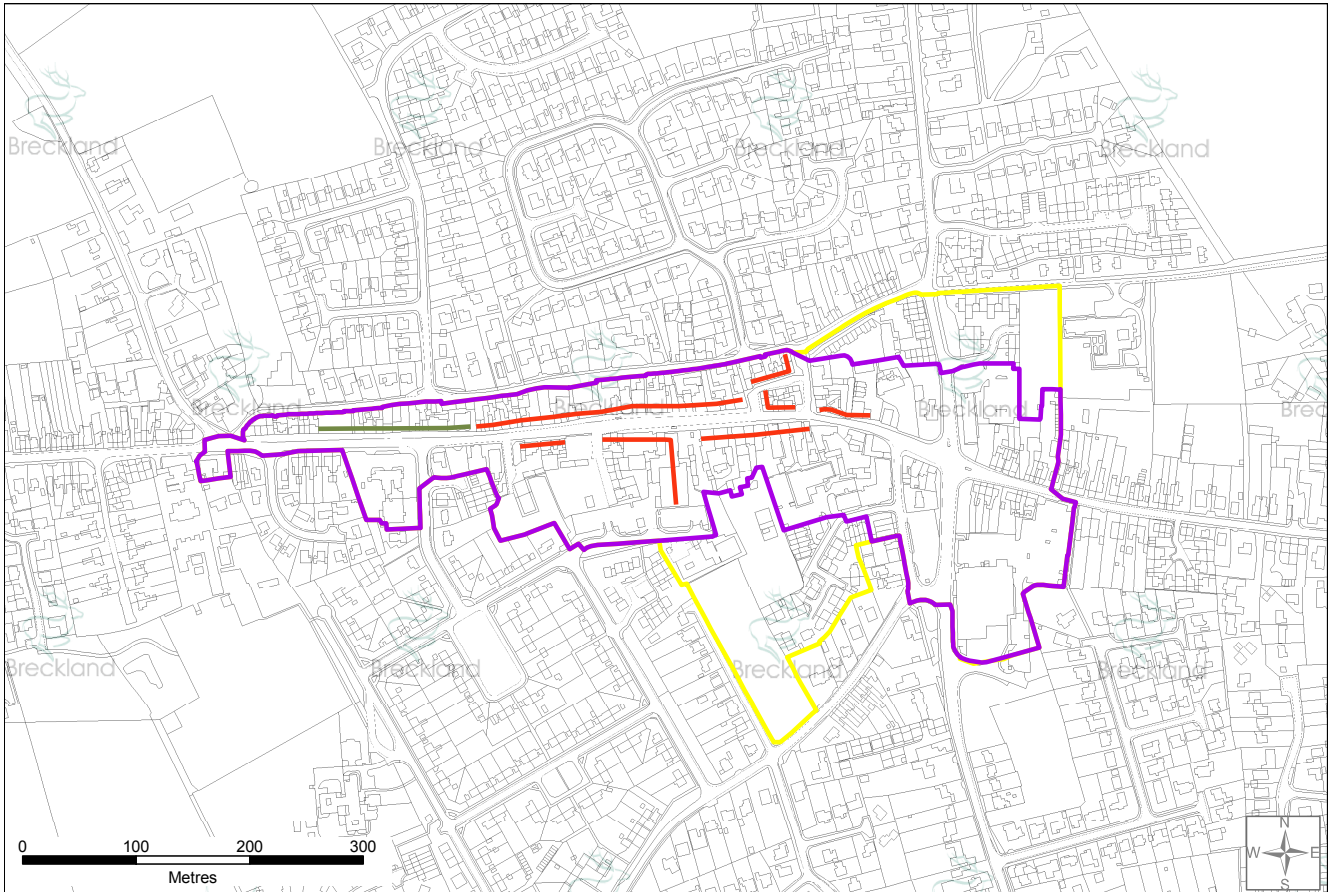
Map 6.7 Thetford Town Centre Boundary



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Watton

Map 6.8 Watton Town Centre Boundary



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Farm Diversification

6.87 This policy reflects the various changes in national planning policy with respect to agricultural development in the countryside (see Part 3 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015).

6.88 In order to ensure that agricultural businesses are sustainable and competitive, well-conceived proposals relating to the diversification of farm businesses will be supported where they can help ensure the long-term viability of existing farm businesses and provide rural employment opportunities.

6.89 A wide range of types of development may be appropriate for diversification including farm shops, leisure and recreation uses, tourism related development, sporting activities and equestrian uses. A careful balance is however required to ensure that scale and character of farm diversification proposals do not conflict with wider countryside objectives, introduce new amenity concerns or have a negative impact on the natural environment or the highways network.

6.90 Existing buildings should be re-used, where possible, to provide any accommodation needed in association with alternative uses.

Policy EC 06 Farm Diversification

Proposals for farm diversification requiring planning permission will be permitted on existing farm-holdings provided that:

- a. They would make a positive contribution to the continued viability of the farm holding;
- b. They would retain or enhance the character of traditional farm buildings;
- c. Where possible, the proposal re-uses existing buildings of substantial and permanent construction which are structurally sound and capable of conversion without major alterations or the development is well-related to existing buildings if no suitable buildings are available for re-use;
- d. The agricultural diversification is subservient to the main agricultural use of the farm;
- e. Wherever possible, they add value to produce emanating from the farm or produced locally, or contribute to the tourism economy;
- f. The scale and nature of the diversification proposals are appropriate for the location and would not have an unacceptable impact on residential amenity, biodiversity, natural environment, landscape character and the enjoyment of the countryside;
- g. They do not require new dwellings within the rural area to support the enterprise;
- h. They do not create extensive areas of hard-standing, and
- i. The volume and type of traffic that would be generated is appropriate to the accessibility of the site and the standard of the local highway network.

Visitor Economy - Tourism

6.91 Breckland's environmental and heritage assets, including the heaths and woodlands of the Brecks, the traditional market towns and the general tranquillity and remoteness of the Breckland countryside are the particular factors which attract tourists to the area. Whilst it is recognised that tourism is an important contributor to the Breckland economy and that some tourist development will seek to locate in the countryside, it is important that tourist related development takes place in a sustainable manner in line with local and national policies in order that it does not adversely affect the Breckland environment which attracts the tourist activity. The Brecks, Wensum

Valley and Thetford Forest are key areas that attract visitors for both day trips and short stays. There are a wide network of footpaths, cycleways, bridleways, and public rights of way that provide excellent leisure and recreational opportunities. In addition, tourist attractions such as Banham Zoo also form large employers within the District.

6.92 Tourism is a growing part of the local economy. However, if not properly managed, it could have adverse impacts on the District's environment and the daily life of local people. The challenge is to enable and manage sustainable tourism, which will safeguard the countryside, heritage and culture for future generations while providing benefits to the local economy.

6.93 Sustainable rural tourism and leisure developments that benefit rural businesses will be supported where these respect the character of the countryside. The Council will also support the provision and expansion of tourist /visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

6.94 The policy recognises the valuable contribution that tourist related industries make to the local economy. The provision of visitor accommodation through new-build, conversion or expansion will be supported in appropriate locations. Proposals will be supported in line with the development hierarchy and in the rural area should be in accordance with the proposed rural policies in this Plan including the housing policies HOU 04 and HOU 05. Proposals for tourism development that may have an effect on Sites of European, National & Local Nature Conservation importance such as the Breckland SPA, the River Wensum and the Norfolk Valley Fens SAC, will have to meet the proposed environmental policies, covering Sites of European, National & Local Nature Conservation, notably ENV 02 and ENV 03. Camping and caravan sites are considered as tourism development not outdoor recreation.

6.95 In a rural District such as Breckland there are opportunities for hotel accommodation, cultural and leisure development to support the market towns and where applicable contribute to regeneration programmes. National planning policy identifies cultural facilities, leisure and hotels as town centre uses and therefore such uses are subject to the sequential approach and proposals should conform to the policy direction for town centres EC02. Proposals for serviced tourist accommodation in the rural areas should represent the most sustainable option to meet a particular need because it is a road related facility meeting the needs of road users or it involves the re-use of sustainably located traditional rural buildings such as a complex of redundant farm buildings or a large country property.

Policy EC 07 Tourism Related Development

The creation, enhancement and expansion of tourism attractions, and tourism infrastructure will be supported in accordance with the development strategy where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale and type for its location.

Development of an appropriate scale should be located where the environment and infrastructure can accommodate the visitor impact. Where a proposal is not readily accessible by public transport, then it will be supported where it relies on a specific geographical resource or contributions are made to improve accessibility.

Leisure, tourism and cultural development proposals and visitor accommodation attracting a significant number of visitors should be located within, or be accessible to, the five market towns. Smaller development proposals should be of a suitable scale and type to protect the character of the townscape and landscape within which they are situated.

Development proposals will be assessed against the extent to which they meet the following criteria:

- Support the vitality and enhance the role of the market towns as tourist and leisure destinations through encouraging greater visitor numbers;
- Bring regeneration benefits, particularly through the redevelopment of brownfield land;
- Are accessible by sustainable modes of transport and / or are in close proximity to existing visitor attractions;
- Offer the potential to improve access to rights of way, green infrastructure; and
- Support agricultural diversification of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses.

Particular emphasis is placed on improving the quality of existing visitor accommodation / attractions and the need to broaden the range of accommodation and attractions provided. Camping and caravan sites will be supported where there is an unmet need. Proposals should be small in scale to limit impact on landscape and amenity and utilise, or be well related to, existing rural buildings.

Advertising and Signage

6.96 The design of advertisements and signage can have a great impact on the character or appearance of an individual building or surrounding area. This is particularly the case in the main settlements of the District where the majority of businesses are located. Sensitive design can ensure that proposed advertising and signage does not harm the character of an area. New or altered signs and advertisements should be designed to respect the building of which they are part as well as any adjoining shopfronts and the general street scene.

6.97 To prevent inappropriate displays, the Council will seek to ensure that advertisements are of an appropriate scale and size, are well designed and are sympathetic to both the building on which they are to be displayed and the general characteristics of the locality. Standardised or corporate displays that have no regard to the character of the building on which they are to be displayed or the general characteristics of the locality will be unlikely to be acceptable.

Policy EC 08 Advertising and Signs

Advertisements and signs (illuminated and non-illuminated) should be sensitively designed and located having regard to the character of the building on which they are to be displayed and/or the general characteristics of the locality. The size, scale, materials, colour scheme and any means of illumination selected should be appropriate to the local area and in areas of historic value, such as conservation areas, particular regard should be had to any impact of proposals on the historic character of the frontage. Proposals which obscure features of architectural or historical interest, or are uncharacteristic of a building's design, will not be permitted.

7 Communities

Design

7.1 The Council must plan for growth, and it is therefore important that top priority is placed on high quality design when considering planning applications for new development. In doing so the objective is to improve the District's built environment and protect its distinctive character. A full survey and record of the District's character, The Breckland Characterisation Study, was completed in 2017 providing an understanding of character and context, and variation across the different settlements across the District, informing the planning, development and design process.

7.2 The Council believes that good quality development is based on a clear understanding of the site and its context. A new building cannot be divorced from its surroundings, nor can a new group of buildings be divorced from their surroundings or their relationship to each other. Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Design-led developments that respond to site characteristics and local context make the greatest contribution to improving the built environment and in areas of poor or ill-defined character development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

7.3 Development should be designed so that it can be adapted to meet changing social, economic or technological conditions. Adaptability will need to reflect the different pressures that will be placed on a building throughout its lifetime. This might include changing family circumstances or ageing of the occupier in the case of a dwelling house, or changes in industry or economic base for commercial premises.

7.4 Development should complement the natural landscape, natural features and built form that surrounds it. In considering development proposals consideration will be given to the shape and configuration of a building or buildings, and its style, design and arrangement. Regard will also be had to the distinctive features or qualities of a proposed building and its surroundings and the contribution new development makes to these features or qualities.

7.5 Consideration will be given to the density of buildings in a particular area and the landscape/townscape effect that any increase in density would bring. The real or perceived heights and scales of buildings relative to each other and their surroundings will be an important consideration, as will the relationship of the density, scale and height. Subordination will be a key consideration when determining proposals for extensions. The scale and proportion of an addition should be subservient to the host building.

7.6 The way that a building, or group of buildings are laid out on a site can have a profound effect on their appearance and how they are used. When considering new development regard will be had as to whether the layout makes the best use of features of the site in terms of its appearance, function and making the best use of layout to improve energy efficiency.

7.7 The space that surrounds, and is in between, buildings can be just as important as the buildings themselves. Therefore, for all new developments consideration will be given to the incorporation, preservation and enhancement of natural features on a site. Boundary treatments should be complementary to the built design and be incorporated such as to enhance the design of development. Areas of enclosure should be logically set out and support the practical functionality of an area.

7.8 The way in which a building is detailed, the quality of materials and how they are used can have a significant effect upon the overall appearance of a development. Consideration will therefore be given to how the detailing and materials used in a particular development gives expression to an overall design. Detailing and materials help the cohesiveness of a development, with particular consideration to the junctions of walls, roofs and fenestration. Therefore, detailing and materials should be a key part of the building design, stemming directly from the functional needs of the building, and not be used as an afterthought to add decoration to an otherwise bland design.

7.9 Crime prevention should be a fundamental part of the design process, the physical structure of new development will be expected to integrate crime prevention measures alongside the other principles of good design.

Policy COM 01 - Design

New development should be designed to the highest possible standards. All new development must achieve a specification of high architectural, urban and landscape design quality and contribute to the distinctive character and amenity of the local area. The Council will promote high quality design in the District by requiring that the design of new development meets the following criteria:

- a. Preserves or enhances the special character of the historic environment, and complements the district's heritage assets, in accordance with policy ENV 07 & ENV 08;
- b. Integrates to a high degree of compatibility with the surrounding area, in terms of: layout, form, style, massing, scale, density, orientation, materials, and design, in order to reinforce the positive and distinctive local character and amenity as described in the Breckland Historic Characterisation Study (2017);
- c. Incorporates sustainable design and durable construction, observing best practice in energy efficiency and climate change mitigation, and is accessible and adaptable to different activities and land uses and the changing needs of all, including disabled and older people;
- d. Consists of high quality details and materials that respects or improves local character;
- e. Responds appropriately to, and is completely integrated with, the existing layout of buildings, surrounding streets, open spaces and patterns of development. The layout of new development should create direct, recognisable, through routes that improve legibility and movement through places, and positively contribute to street frontages;
- f. Ensures that high quality hard and soft landscaping is integral to layout and design, and opportunities to introduce green urban design solutions are optimised. Specifically, development proposals should respond to: i) landform; ii) levels, slopes and the fall from the ground; iii) trees on and close to the site; iv) natural boundary features; v) the biodiversity of the site and its context; and vi) maximise the use of permeable surfaces;
- g. Is designed to reduce opportunities for crime and antisocial behaviour, creating safe, secure and accessible environments;
- h. Provides an appropriate level of amenity for buildings, as outlined in HOU 06;
- i. Provides high standards of accommodation for housing in terms of size, quality and arrangement of internal space, external private and external communal amenity space, and access to usable open space;
- j. Creates clear distinctions between private and public space, and integrates building services equipment and facilities in a well-planned manner;
- k. Requires development to provide appropriate facilities for refuse, recycling and servicing;
- l. Preserves key and important views, as illustrated in the Breckland Historic Characterisation Study (2017);
- m. Does not compromise highway safety, enabling safe access for vehicles and for walking and cycling;
- n. Provides adequate parking as outlined in TR 01 and consideration of safe storage for bicycles; and

- o. Development should be designed to reduce the impact on local air quality, particularly from road traffic, especially in those areas in or likely to impact on, areas identified as 'at risk' of exceeding air quality objectives.

Development that does not fully address the values of the design principles or the design issues outlined above will not be acceptable.

All development proposals should respond to current best practice and demonstrate that they are in general conformity with the design principles set out in established urban design guidance, any subsequently produced design guidance Supplementary Planning Document adopted by the Council or other design guidance endorsed by the Council and/or through neighbourhood planning.

In some cases the Council will request the involvement of a developer funded Design Review.

Healthy Lifestyles

7.10 Improving the health and well being of the community is a priority of Breckland Council's Sustainable Community Strategy and a key objective of this Plan. Links between planning and health are apparent throughout the NPPF and accompanying National Planning Practice Guidance; stipulating that LPAs should involve all sections of the community in ensuring health and wellbeing and ensure that health infrastructure is considered in local and neighbourhood plans as well as in decision making.

7.11 The Local Plan seeks to improve the health and wellbeing for all by:

- Ensuring that all development is sustainable, making prudent use of resources, so as not to compromise the wellbeing of future generations;
- Providing incentives for young people who have left the area to return – namely facilitating employment provision, training opportunities and a good spread of housing that meets their needs;
- Protecting and enhancing existing social and community infrastructure – such as education, health, cultural and leisure facilities – to improve community wellbeing in line with an understanding of predicted future needs and current gaps in infrastructure;
- Working with partners to deliver sport and recreation schemes, developing and improving community facilities such as recreational areas and multi use games areas for young people and creating opportunities for healthier lifestyles;
- Safeguarding and enhancing green infrastructure and providing a comprehensive network of high quality open spaces such as parks and gardens, and natural green spaces; and
- Supporting independent living for older and disabled people.

7.12 Health is influenced by social, economic and environmental conditions and planning policies have a significant role to play in creating the conditions for improving health. Accordingly, proposals for development will be screened to ensure they contribute to improved health outcomes for all and that negative effects are avoided. Development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to access and create places and spaces to meet, to support community engagement and social capital.

7.13 The Indoor and Built Sports and Recreational Facilities Study (2017) highlighted that the population in the age band 5-54, the most active population for participation in sport and physical activity, is projected to increase by 1.9% over the 2016-2031 period. However, rates of adult participation across all activities has decreased from 32.7% of all adults participating at least once a week in 2006 to 29.8% in 2016. The study also finds that over 50% of the adult population in Breckland did not participate in any sport or physical activity in 2016.

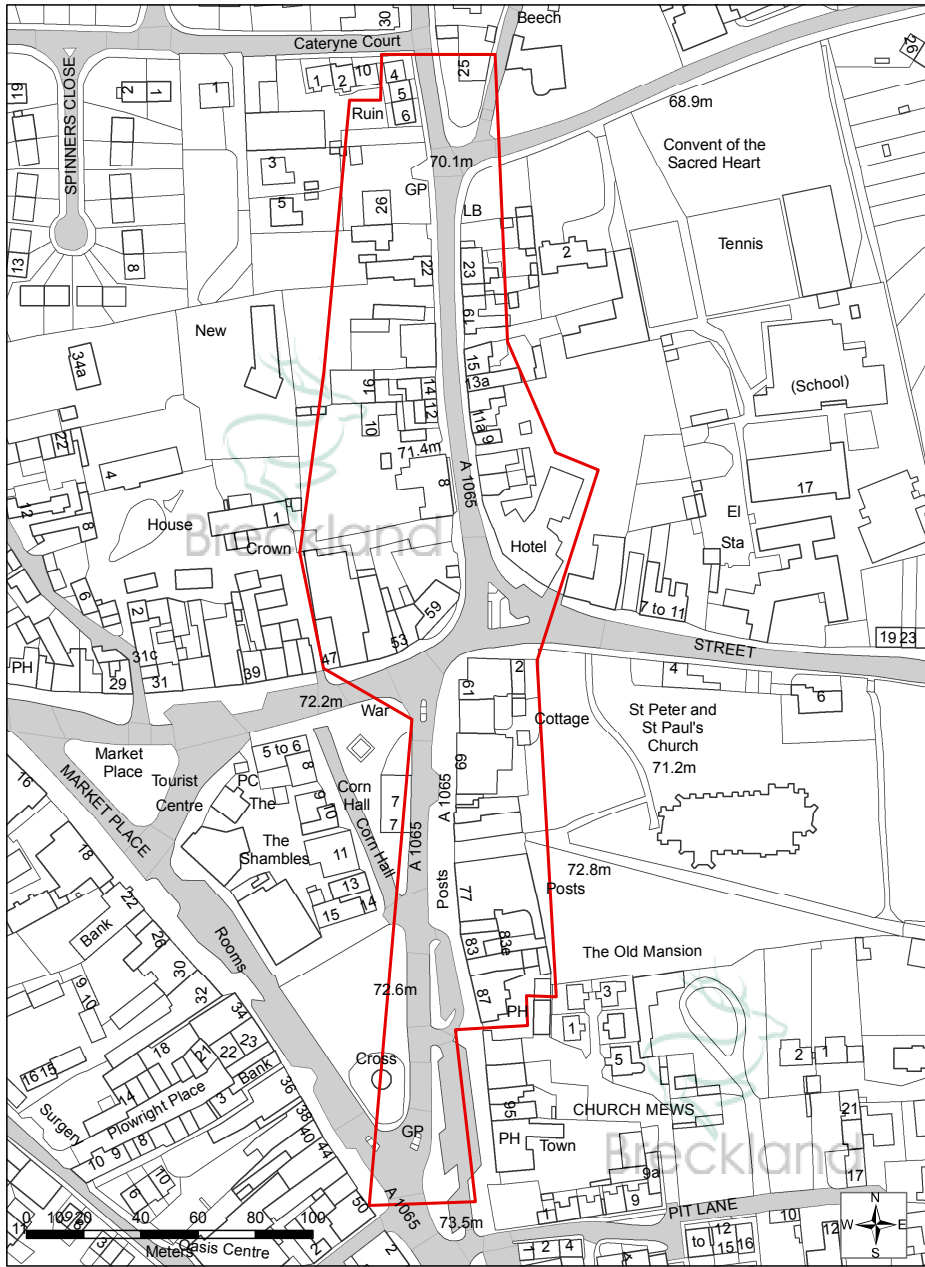
7.14 The Indoor and Built Sports and Recreational Facilities Study (2017) sets out the need to protect, enhance and provide facilities in the market towns within Breckland. The study examined the supply (quantity, quality, accessibility and capacity of provision) and demand (profiles of demographics, current and likely future sport participation and latent demand) of all facilities types within the District in order to 'build a picture' of the provision within the District and provide recommendations going forward to 2031.

7.15 To prevent unacceptable risks from pollution including cumulative effects of pollution on health, the NPPF states (paragraph 120), that the "potential sensitivity of an area or proposed development adverse effects from pollution, should be taken into account." Paragraph 124 adds, "that planning polices should sustain compliance with and contribute towards EU limit values or national objections for pollutants, taking into account the presence of Air Quality Management Areas and cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air action plan."

7.16 Breckland currently has 1 Air Quality Management Area (AQMA) designated on the 1st of May 2017:

- Swaffham: A1065 running through Swaffham between Whitecross Road to the south and Sporle Road to the north (Map 7.1)

Map 7.1 Swaffham AQMA



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7.17 Air Quality within the District is updated annually in the Council's Air Quality Annual Status Report (ASR). This document provides an annual update of areas that are considered to be AQMAs or 'at risk'.

Policy COM 02 Healthy Lifestyles

All new development (excluding minor applications) will be expected to:

- demonstrate that appropriate steps have been taken through its design and construction and implementation to avoid or mitigate potential negative effects on the health of the population;
- facilitate enhanced health and well being through the provision of conditions supportive of good physical and mental health (such as enabling physical activity); and
- reduce, where possible, disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.

Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air Quality Management Area, should be consistent with the local air quality action plan.

Developers will be expected to complete and submit the following with planning applications:

- i. Health Impact Assessment for large and complex proposals;
- ii. A Healthy Urban Planning Checklist for development of 5 dwellings/1,000m² non residential or more.
- iii. An assessment of the likely impact of the development on air quality, for development of 5 dwellings/1,000m² non-residential or more, in or impacting on areas identified as 'at risk' of exceeding air quality objectives.

All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built Sports and Recreational Facilities Study (2017).

7.18 Major development will be subject to the most comprehensive screening which, in the case of particularly large complex development and those that have clear health implications, may take the form of a formal Health Impact Assessment (whether or not such an application also requires an EIA). In such cases the developer will be required to commission such an assessment from an independent and reputable body.

7.19 Health Impact Assessment is a well-established and widely used range of techniques. The purpose of HIA is essentially to systematically check that a policy or project will not have unforeseen and negative effects. Approaches to HIA may range from a quantitative emphasis, relying heavily on epidemiological analysis ⁽³⁾ to a qualitative analysis, drawing on community or stakeholder perceptions, or a combination. The methodology should be agreed with the NHS Norfolk/NCC Public Health at an early stage.

Protection of Amenity

7.20 A core planning principle identified in the NPPF (at paragraph 17) is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

7.21 The following policy, applying to all forms of development within the District including changes of use, taken together with policy COM 01, seeks to ensure a high-quality design and quality of life for all existing and future occupiers of land and buildings. This policy sets out relevant considerations for assessing the effects of proposals relating to amenity issues.

3 Epidemiology studies the causes, distribution and control of diseases in populations

7.22 The development of land and buildings presents the opportunity to provide improvements to the social and economic well-being of everyone living, working or visiting the District. The protection of the amenities of the District is fundamental to the economic and social well-being of the District. If Breckland is to thrive in the region it must be promoted as an attractive place to work as well as live; the District's environmental and cultural assets are key to this promotion.

7.23 For the purposes of this policy, 'amenity' is defined as those desirable features of a place that ought to be protected or enhanced in the public interest. For example, residential amenity includes the protection of adequate levels of sunlight/daylight, access, privacy, outlook, private open space, as well as safeguarding from unacceptable noise and disturbance (including traffic), smell, dust, insects and light pollution from, for example, commercial or agricultural uses etc.

7.24 The potential impact of development needs to be considered both on an individual as well as cumulative basis. The continuance of existing businesses should not have unreasonable restrictions placed on it because of the introduction of new and incompatible land uses. Such matters will be an important planning consideration in relation to amenity expectations.

Policy COM 03 Protection of Amenity

For all new development consideration will need to be given to general amenity impact issues, especially residential amenity. Development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants, or does not provide for adequate levels of amenity for future occupants. In assessing the impact of development on the living conditions of occupants, regard will be had to the following amenity considerations:

1. The provision of adequate areas of usable and secluded private amenity space for the occupiers of existing and proposed dwellings, in keeping with the character of the immediate surrounding area;
2. Overlooking of windows of habitable rooms and private amenity space;
3. Overbearing impact/visual dominance;
4. Overshadowing of private amenity space;
5. Loss of daylight and/or sunlight to existing windows of habitable rooms;
6. Odour, noise, vibration or other forms of nuisance such as artificial light pollution, insects and vermin; and
7. Other forms of pollution (including contaminated land, dust, air pollution, for example the emission of particulates etc).

Community Facilities

7.25 The Local Plan aims to support thriving rural communities whilst protecting the intrinsic character and beauty of the countryside. Whilst the delivery of new development - in particular housing - will be directed to the most sustainable locations in line with the locational strategy, there is a need to support the settlement hierarchy, rural economy and sustainable communities through the retention and development of local services and community facilities, such as village halls, schools, rural shops and public houses.

7.26 For the purposes of this policy community facilities are defined as:

- local shops;
- meeting places;
- indoor and outdoor sports venues;

- recreation/play areas;
- cultural buildings;
- public houses;
- petrol filling stations; and
- places of worship.

7.27 These, and the provision of new facilities at an appropriate scale to the settlement, will be supported.

7.28 The NPPF supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Planning policies and decisions should:

- Plan positively and promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings and places of worship;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Support sustainable growth of rural businesses, diversification of agricultural businesses and rural tourism and leisure developments.

7.29 It is recognised that local shops, and other community facilities such as pubs, post offices, petrol filling stations and sports and leisure facilities perform a valuable role in providing for daily needs in local communities across Breckland, not only reducing the need to travel for convenience goods shopping, but helping to maintain a sense of place and uniqueness for Breckland's rural communities. The loss of a valued local community facility or service can significantly reduce a community's ability to meet its day to day needs and also have an adverse impact on the wellbeing and social interaction of that community.

7.30 Accessibility to facilities and services remains a key issue for many communities in the District. In order to reduce the need to travel to access everyday facilities and to maintain sustainable communities, the Council supports the provision and retention of community facilities as reflected through the proposed hierarchy of centres.

7.31 The strategic economic policy direction regarding the retail hierarchy seeks to maintain and support the provision in smaller villages serving more localised rural needs. The policy approach being to retain essential facilities especially where they are the only such facility within a village. Local retail provision will be supported at a scale proportionate to the existing size and catchment but not to a level which would undermine similar provision in neighbouring villages. Other community facilities such as pubs, village halls, libraries, places of worship and schools also play a vital role in ensuring Breckland is a great place to live, work, learn and visit.

7.32 Proposals which would result in the loss of a community facility must demonstrate that efforts have been made to retain the facility and that opportunities for conversion to alternative community uses have also been explored. Supporting information should typically include:

- Marketing information such as the length of time for sale and the asking price;
- Details of the level of interest generated and any offers received;
- Consultation with, and level of interest from, the local community / service providers on a possible alternative community use;
- Whether there is scope for the multi-use of buildings or innovative ways of combining a range of services and facilities on one site.

7.33 In addition, under the Localism Act 2011, local communities can propose to add to the local register an asset of community value. Neighbourhood Plans are also well placed to highlight the valuable role of local centres and community facilities and can identify deficiencies in the provision of community facilities and help to safeguard existing ones.

7.34 In considering proposals that would result in the loss of local community facilities, the Council will take into account what other facilities and services are available locally. Where proposals relate to the conversion of shops and other facilities, the retention of elements which would allow a range of future uses, such as separate upper floor access should be considered where practical.

Policy COM 04 Community Facilities

Proposals for the provision and retention of community facilities will be supported.

The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy and be of a suitable scale and type for its location and in locations in close proximity to the area that they will serve.

Proposals, including change of use (outside permitted development rights), which result in the loss of local community buildings (most recently used for this purpose where the use has ceased), will not be permitted unless:

- It can be demonstrated that there is no local need for the facility or that its continuing function is no longer viable following appropriate marketing; and
- An equivalent facility in terms of quality is provided to serve the same community in an accessible location or;
- An appropriate alternative community facility to meet local needs is not required or likely to be viable, as demonstrated by evidence submitted by the applicant.

Where new development increases the demand for community facilities, the Council may require a developer contribution to improve the qualitative and quantitative offer of the existing facilities.

8 Infrastructure and Delivery

Telecommunications

8.1 Modern and effective telecommunications systems are essential for the continuing development of the economy and the planning system has an important role in facilitating the improvement and expansion of the telecommunications network. However, whilst there are considerable economic and social benefits associated with the development of telecommunication infrastructure, it is important that such development does not have a significant adverse impact on amenity or environmental quality. Therefore, the Council will seek to ensure that acceptable provision can be made for telecommunications development, whilst ensuring that any adverse impacts associated with development are minimised.

8.2 The visual impact of telecommunications development is a particularly important consideration. When seeking approval for the installation of new telecommunications equipment, applicants will be expected to demonstrate that they have taken all reasonable measures to minimise the visual impact of the proposed development on the local environment. In particular, the design and siting of installations should be informed by the context of the wider locality, including the careful consideration of the height, scale, siting, colours and materials to be used. Installations should also be sited where they would not impede roadside visibility splays and sight lines. Any building-mounted installation should also be sensitively designed so that the architectural quality and character of the building is not compromised.

8.3 The provision of suitable broadband infrastructure can be an important factor which helps attract investment to the District and facilitates home working. The need for SuperFast broadband is a key issue for Breckland and more widely Norfolk. Therefore, proposals to improve broadband speeds and coverage will be expected and supported.

8.4 Some telecommunications development benefits from permitted development rights under Part 24 of the General Permitted Development Order 1995, (as amended). Where the development is subject to the prior approval procedure, prior approval will be required by the Council where there is considered to be a significant visual or other impact in terms of the siting and appearance of the development.

Policy INF 01 Telecommunications

The Council will support proposals for the provision and improvement of telecommunications infrastructure provided that:

- The installation and any associated apparatus is sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety and the character and appearance of the area where it would be sited;
- Any building-mounted installations would not have an unduly detrimental impact on the character or appearance of the building; and
- It has been demonstrated that there are no reasonable opportunities for sharing a site, mast or facility with existing telecommunications infrastructure in the area that would not result in a greater visual impact.

The Council expects proposals for residential and business development to include sufficient on-site SuperFast and UltraFast broadband infrastructure to enable connectivity to wider networks.

Developer Contributions

8.5 To deliver the Spatial Strategy it will be necessary to direct development to locations where, in order to achieve the wider sustainability advantages of the Strategy, it is known that existing infrastructure will need to be upgraded to meet the needs of all the new development. This is especially important when considering the sustainable urban extensions to Thetford and Attleborough, the growth for Dereham and strategic employment provision for Snetterton and Thetford Enterprise Park.

8.6 The Council, in conjunction with partners has prepared an Infrastructure Development Plan (IDP) to identify infrastructure needs and priorities and address any potential funding shortfalls. The principal focus of the IDP is the planned growth along the A11 corridor reflecting the spatial strategy and particular circumstances and challenges identified through evidence gathering.

8.7 The provision of infrastructure is a prerequisite of all development and the Council will make best use of planning conditions and contributions as a means of providing infrastructure and enhancing facilities and services.

8.8 Where infrastructure deficiencies exist, the Council is committed to achieving a consistent and co-ordinated approach to providing new or improved infrastructure through partnership working. The work with partners will involve other delivery bodies, authorities, developers and other agencies and will positively foster a number of delivery mechanisms. Breckland Council will use its role to support and facilitate infrastructure provision including fully utilising the role of planning contributions and by taking a pro-active perspective in the development and implementation of Multi-Agency Agreements and Local Area Agreements influencing Breckland. Taking this approach to infrastructure provision will also enable disruption to the highway network to be managed, thereby reducing waiting times during construction and resultant emission of pollutants.

8.9 Ensuring infrastructure provision keeps pace with new development is a key component of delivering the Spatial Strategy for Breckland and meeting the various needs of the community. Directing the majority of growth to those areas with available key infrastructure such as healthcare, schools, energy supply, water treatment, transport facilities and other community infrastructure such as sport and recreation, libraries and community buildings will be the basis for sustainable communities in Breckland. This approach will deliver increased local accessibility to key services, ensuring their viability, whilst at the same time making the most of investments in existing infrastructure provision across Breckland.

8.10 The design of infrastructure through partnership, working with developers and infrastructure providers should mitigate any significant adverse impact on the landscape and ecologically sensitive areas within Breckland and ensure, where possible, benefits to the economic and social wellbeing of the local community.

8.11 On-site infrastructure will be secured based on the needs of each proposal and delivered directly by the developer, or through financial contributions and/or land. Off-site infrastructure will be secured through developer contributions. The Council will continue to seek developer contributions which, as appropriate, may for example include the following:

- Utilities;
- Transport infrastructure (including walking, cycling and public transport/community transport initiatives);
- Affordable Housing;
- Community Infrastructure (including education, libraries, town and village halls, police and fire service provision);
- Open Space;
- Green Infrastructure;
- Biodiversity management mitigation and management;
- Landscaping (including street furniture and lighting);
- Flood Defences;

- Sustainable Drainage Systems (SuDS); and
- Waste Management/recycling and composting facilities.

8.12 This list of infrastructure examples is meant as indicative only and should, therefore, not be viewed as being exhaustive.

8.13 Planning obligations are restricted in terms of ‘pooling’ contributions to no more than five obligations for the same infrastructure project, or type of infrastructure. In calculating the amount of developer contributions payable, account will be taken of the total quantum of development, including any previously implemented permissions.

Policy INF 02 Developer Contributions

The Council will secure site specific developer contributions in order to properly service, manage and mitigate the impact of development which:

1. Directly related to the development, is necessary to make the development acceptable and fairly and reasonably relate in scale and kind; and
2. Cannot be secured by planning conditions.

Details of significant infrastructure requirements are identified within the Council's Infrastructure Delivery Plan. Developer contributions will be required to secure infrastructure which is necessary to ensure:

1. The delivery of affordable housing;
2. The delivery of community infrastructure (including education, libraries, town and village halls, police and fire service provision);
3. The delivery and ongoing maintenance of formal and informal open space including allotments, sport and recreation, play space or other facilities (or financial contribution) required directly to serve the development and contribute to local community facilities;
4. Pedestrian and highway safety improvements necessary to secure satisfactory access to the development;
5. A range of sustainable modes of transport that occupants and visitors to the development are able to access;
6. The provision of health care facilities;
7. The delivery of environmental infrastructure (biodiversity management, landscaping, flood defences, SUDs, waste management);
8. Where appropriate, in order that the delivery is integrated with development phasing to ensure timely provision and commuted payments will secure necessary future maintenance; and
9. The delivery of any other infrastructure requirements in a made Neighbourhood Plan.

Implementation Strategy

8.14 The NPPF sets a requirement for Local Plans to plan positively for the development and infrastructure required in the area. Furthermore, paragraph 162 states that "Local Planning Authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands".

8.15 The Infrastructure Delivery Plan (IDP) addresses the requirements set in the NPPF and therefore forms a key part of the evidence base for this Local Plan. Dividing the information on infrastructure into a number of subheadings; Transport, Water, Energy, Telecommunications, Education, Community Facilities, Health, Community Safety and Green Infrastructure, the IDP identifies the infrastructure requirements to deliver growth proposed in the Breckland District Local Plan over the plan period up until 2036.

8.16 A range of evidence has been gathered to develop the IDP through the commissioning of evidence, consideration of existing sources of data and information and primarily through ongoing dialogue with infrastructure providers. The evolving draft IDP has also been informed by ongoing feedback from statutory consultees. Reviewing comments made at each stage of Local Plan consultation, the IDP reflects discussions with external organisations to further understand, or where applicable seek potential resolutions to, identified infrastructure constraints. The IDP details information, including that received from statutory consultees such as Norfolk County Council in respect of highways and education and the Clinical Commissioning Group for health care provision. Feedback from statutory consultees and infrastructure providers has identified potential solutions for infrastructure constraints that, in some cases, will affect the development phasing of sites.

8.17 The IDP document examines infrastructure projects and provides a consideration for each of whether it is critical, essential or desirable (as defined below) in order to help inform which infrastructure requirements are necessary for the deliverability of a specific allocation in the Local Plan.

- Critical – The development is dependant on the delivery of this infrastructure and will not be permitted without it. Examples include a new electricity power substation to provide power to businesses at Snetterton, where there is currently insufficient electricity capacity for expansion.
- Essential – The infrastructure is essential to the delivery of the development but there may be a number of options for the type of infrastructure provision and the costs associated with it. The infrastructure is necessary but is not so critical that the entire development is dependant on securing a specific identified piece of infrastructure.
- Desirable – Infrastructure that is sought to enhance the development. The development is not entirely dependent on this infrastructure.

8.18 A combination of funding mechanisms will be used to deliver new and improved infrastructure in Breckland; the primary source of funding coming from developers and landowners through legal agreements accompanying the grant of planning permission. For major development the sites will be phased to ensure essential infrastructure is delivered or funding provided prior to the completion of new developments. Other sources of funding include grant aid from New Anglia Local Economic Partnership, public funding and private investment. Some improvements to infrastructure are not contingent on the Local Plan such as the Better Broadband for Norfolk initiative and improvements to the strategic road network such as the A47.

8.19 The IDP includes a summary table detailing the District wide infrastructure needs, including phasing, needed to support growth up until 2036. This is based on the following growth assumptions:

- District Wide - 2,431 allocated dwellings for Market Towns and LSCs excluding Thetford and Attleborough;
- Attleborough - 2,650 allocated dwellings to be delivered in the plan period; and
- Thetford - 3,250 allocated dwellings to be delivered in the plan period.

8.20 The purpose of monitoring and review is to assess the delivery and implementation of the new Local Plan. The Breckland Authority Monitoring Report produced on an annual basis provides a robust and effective review and monitoring approach. The Local Plan policies will be complemented by a monitoring framework to assess their effectiveness through robust monitoring mechanisms. This will allow the performance of the policies to be assessed and thereby serve to inform any subsequent changes post Plan adoption which may be required to ensure delivery of the Plan.

Appendix 1 - Housing Trajectory

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Completions | 346 | 329 | 425 | 491 | 619 | 793 | | | | | | | |
| SHMA Requirement | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 |
| Annualised Housing Target Liverpool Shortfall Requirement | | | | | | | 647 | 647 | 647 | 647 | 647 | 647 | 647 |
| Revised annual - stepped without shortfall | | | | | | | 584 | 584 | 584 | 584 | 584 | 622 | 622 |
| Stepped trajectory with shortfall split via Liverpool methodology | | | | | | | 619 | 619 | 619 | 619 | 619 | 657 | 657 |
| Projected Completions | | | | | | | 510 | 757 | 912 | 983 | 945 | 763 | 775 |

| | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Completions | | | | | | | | | | | | |
| SHMA Requirement | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 | 612 |
| Annualised Housing Target Liverpool Shortfall Requirement | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 |
| Revised annual - stepped without shortfall | 622 | 622 | 622 | 622 | 622 | 622 | 622 | 622 | 622 | 622 | 622 | 622 |
| Stepped trajectory with shortfall split via Liverpool methodology | 657 | 657 | 657 | 657 | 657 | 657 | 657 | 657 | 657 | 657 | 657 | 657 |
| Projected Completions | 713 | 610 | 800 | 800 | 697 | 590 | 534 | 580 | 530 | 560 | 535 | 470 |

Appendix 2 - Parking Standards

Table .1

| Use Class of Development Proposal | Minimum Car Parking provision for Disabled Users | Minimum Car Parking provision (number of Spaces) | Minimum Cycle parking Provision (no of Spaces) |
|--|--|--|---|
| A1 , A2 and laundrettes and the retail floorspace of other uses not specifically covered elsewhere | 1 per 400m ² | 1 per 20m ² | 1 per 70m ² |
| Food Retail within A1 | 1 per 280m ² | 1 per 14m ² | 1 per 70m ² |
| A3 and A4 | 1 per 100m ² | 1 per 5m ² | 1 per 25m ² plus 1 per 4 staff |
| A5 | 1 per 100m ² | 1 per 3m ² | 1 per 25m ² plus 1 per 4 staff |
| B1 | 1 per 600m ² | 1 per 30m ² | 1 per 36m ² |
| B2 | 1 per 1200m ² | 1 per 60m ² | 1 per 60m ² |
| B8 and outside growing and storage areas of garden centres | 1 per 2000m ² | 1 per 100m ² | 1 per 80m ² |
| C1 | 1 car space for disabled users per 20 bedrooms | 1 per bedroom | 1 per 5 bedrooms plus 1 per 4 staff |
| C2 | 1 car space for disabled users per 10 other car spaces | 1 per 3 beds or 1 per dwelling unit plus 1 per 2 staff | 1 per 20 beds plus 1 per 4 staff |
| C3 | In Line with Preferred Direction PD Com 06 | Minimum of 2 spaces per dwelling | None for houses with garages or private gardens 1 per dwelling for all other dwellings |
| D1 | 1 car space for disabled users per 10 other car spaces plus drop-off/pick-up point plus additional space for ambulance parking/drop-off. | 1 per staff plus 2 per consulting room | 1 per 4 staff plus 1 per consulting room |

| Use Class of Development Proposal | Minimum Car Parking provision for Disabled Users | Minimum Car Parking provision (number of Spaces) | Minimum Cycle parking Provision (no of Spaces) |
|---|--|--|---|
| Day Care Centres | 1 car space for disabled users per 10 other car spaces plus drop-off/pick-up point | 1 per staff plus 1 per 4 persons attending | 1 per 100m ² plus 1 per 4 staff |
| Creches and Nurseries | 1 car space for disabled users per 20 other car spaces plus drop-off/pick-up point | 1 per full time equivalent staff plus drop-off/pick-up point | 1 per 15 children plus 1 per 4 staff |
| Primary and Secondary Schools | 1 car space for disabled users per 20 other car spaces plus drop-off/pick-up point plus public transport provision | 1 per 2 staff | 1 per 5 children plus 1 per 4 staff |
| Higher and Further Education | 1 car space for disabled users per 20 other car spaces plus drop-off/pick-up point plus public transport provision | 1 per 2 staff plus 1 per 15 students plus drop-off/pick-up point plus public transport provision | 1 per 3 students plus 1 per 4 staff |
| Art galleries, Museums, Public/Exhibition halls and Libraries | 1 car space for disabled users per 600m ² plus drop-off/pick-up point | 1 per 30m ² | 1 per 30m ² plus 1 per 4 staff |
| Places of Worship | 1 car space for disabled users per 200m ² | 1 per 10m ² | 1 per 10m ² |
| D2 | 1 car space for disabled users per 440m ² plus bus/coach drop-off/pick-up point | 1 per 22m ² | 1 per 20 seats or 1 per 75m ² plus 1 per 4 staff |
| Motor service centres | 1 car space for disabled users per 600m ² | 1 per 30m ² | 1 per 4 staff |
| Motor vehicle showrooms | 1 car space for disabled users per 900m ² | 1 per 45m ² | 1 per 4 staff |

Appendix 3 - Policy HOU 04 settlement boundaries

Settlement Boundaries

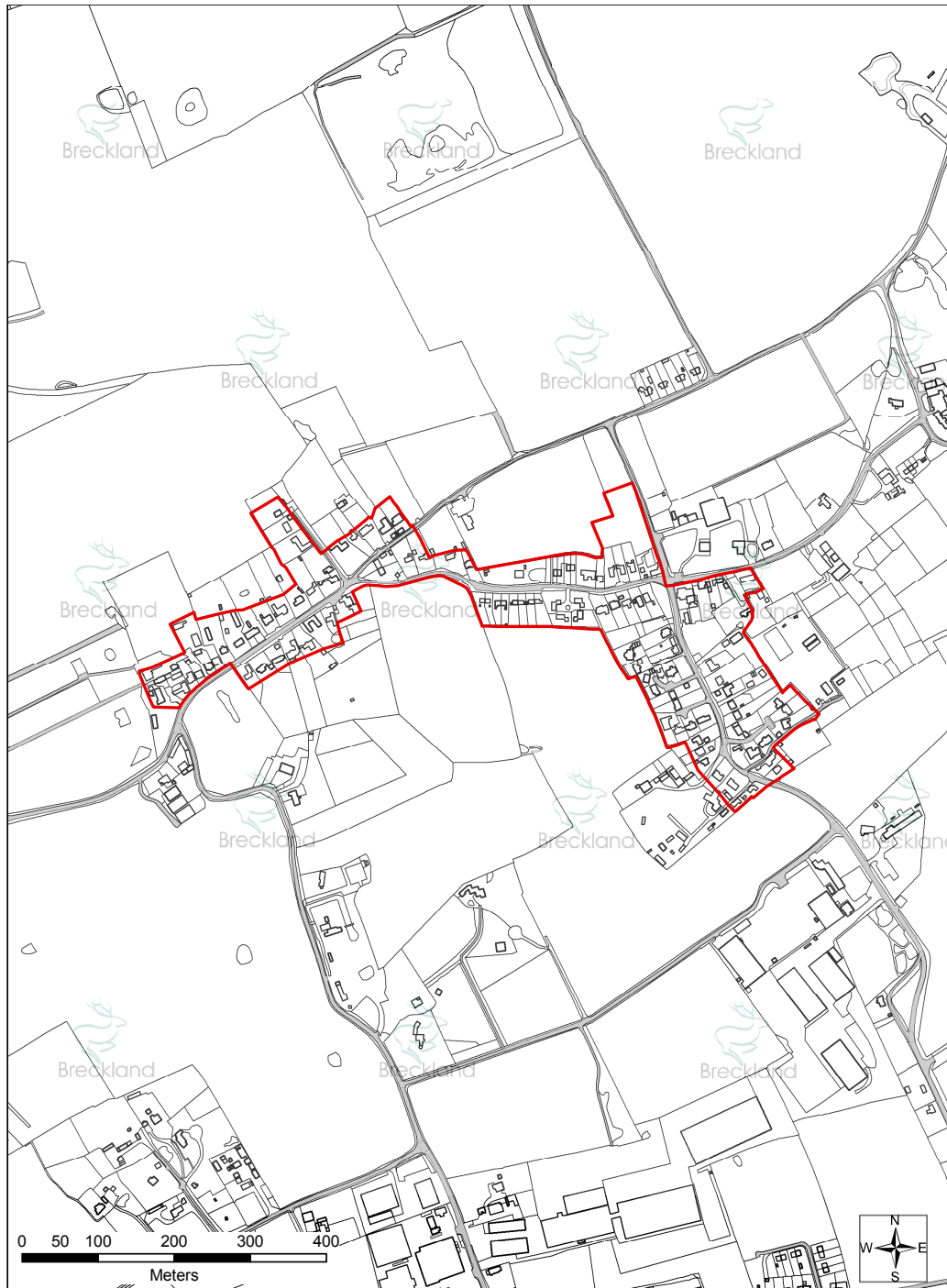
.1 The following key relates to the settlement boundary maps in this section.

**Figure .1 Key to
Settlement Boundary
Maps**



Beeston

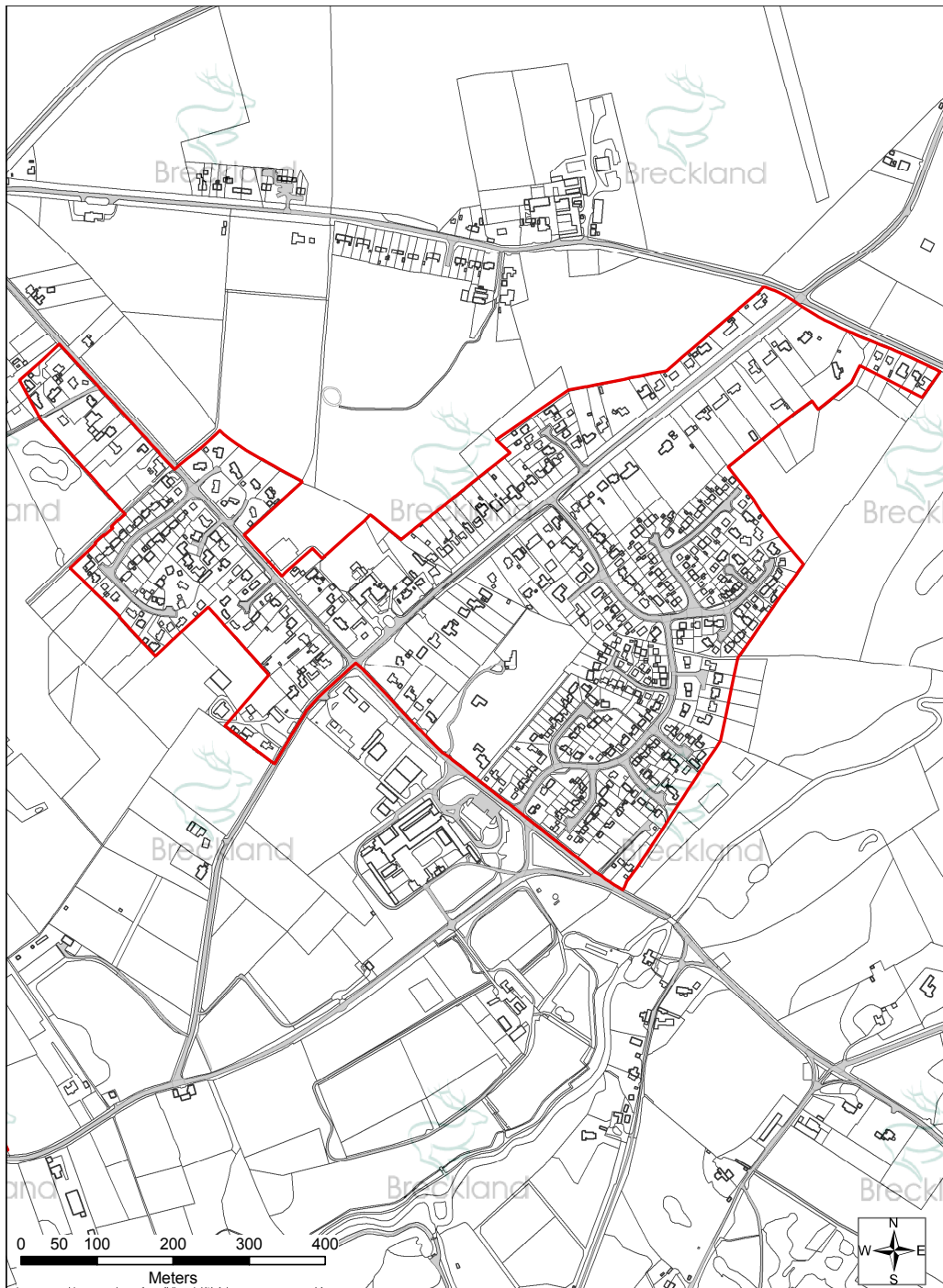
Map .1 Beeston Settlement Boundary



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Beetley

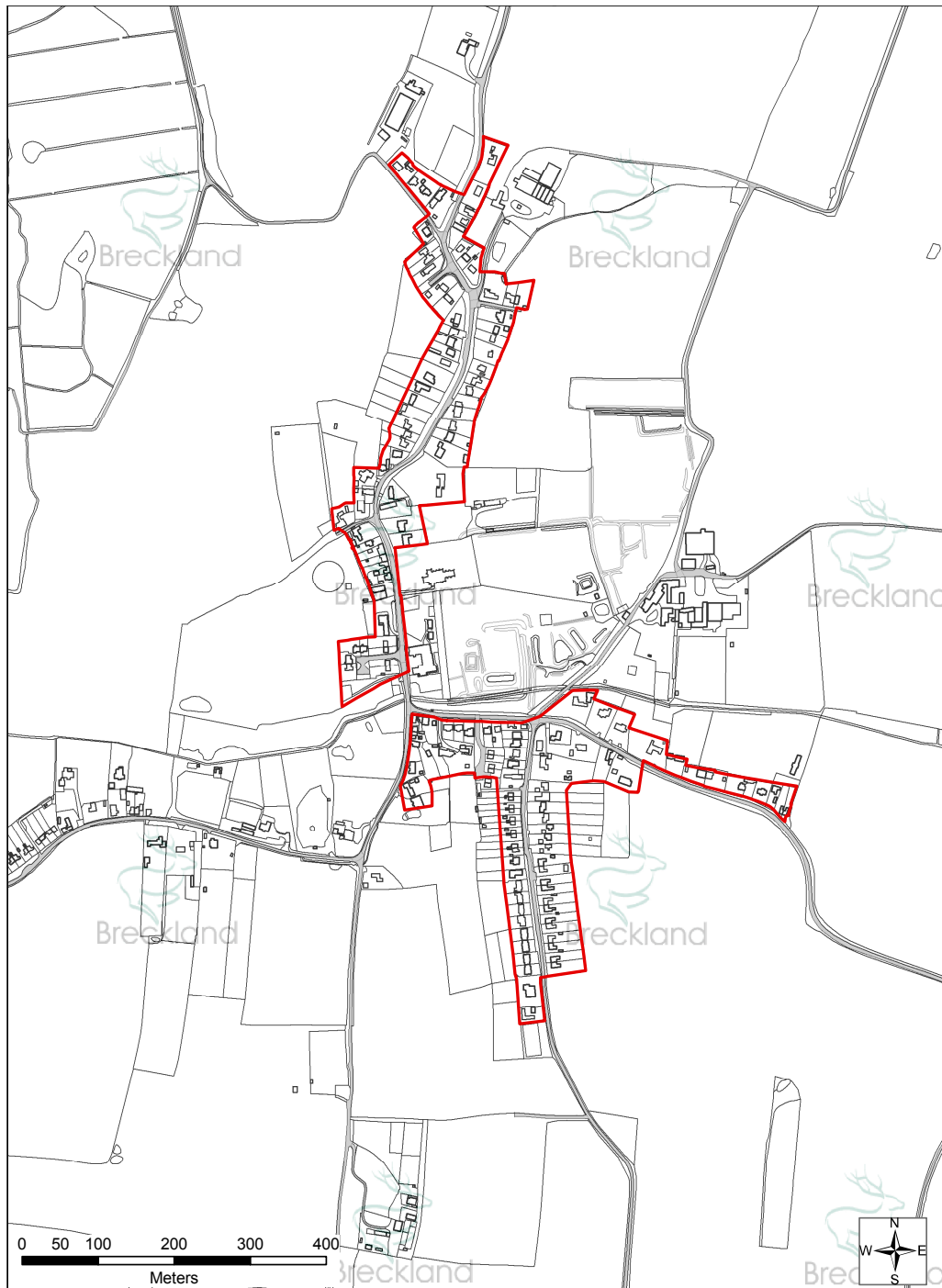
Map .2 Beetley Settlement Boundary



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Carbrooke

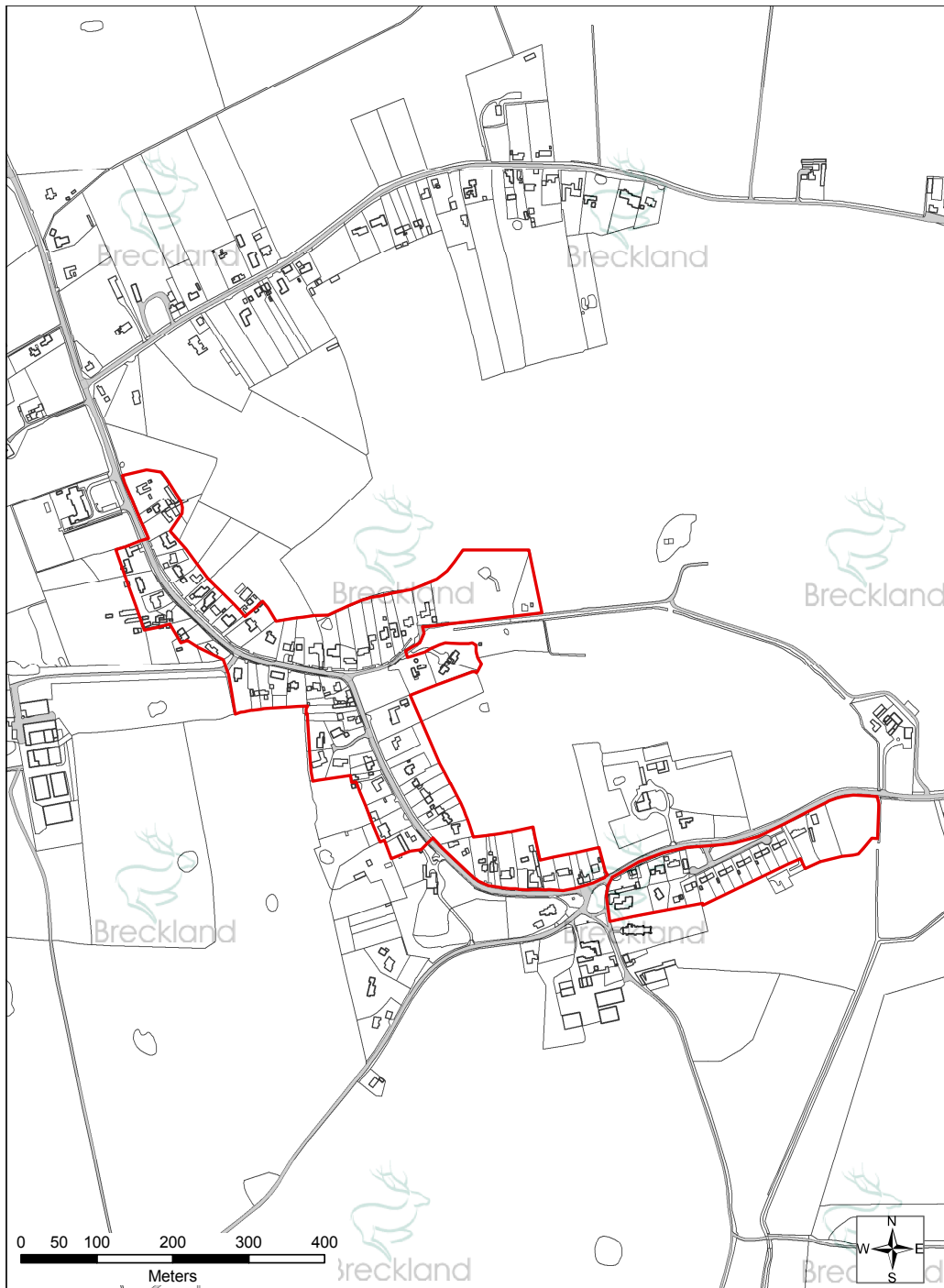
Map .3 Carbrooke Settlement Boundary



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Caston

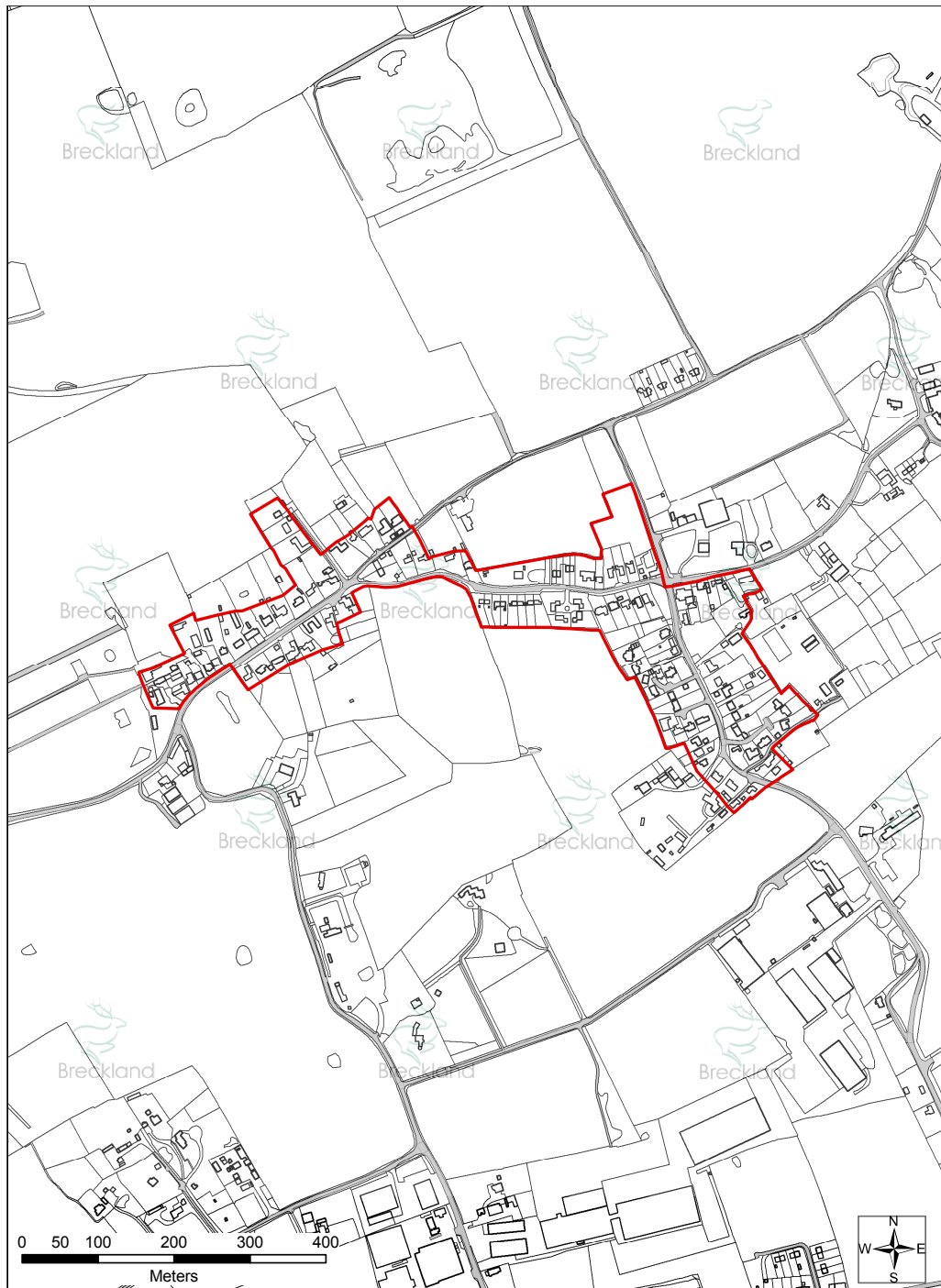
Map .4 Caston Settlement Boundary



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Gressenhall

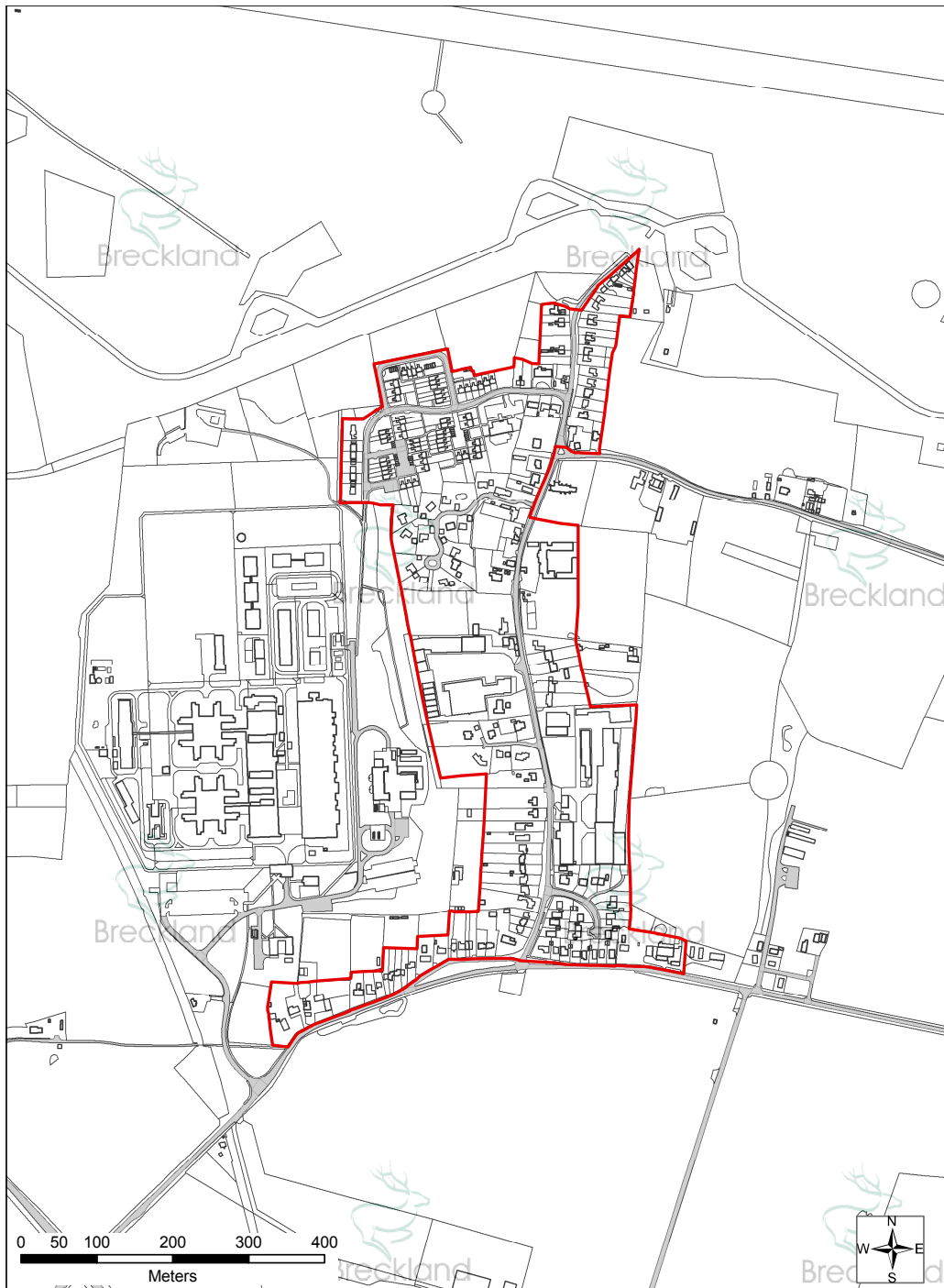
Map .5 Gressenhall Settlement Boundary



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Griston

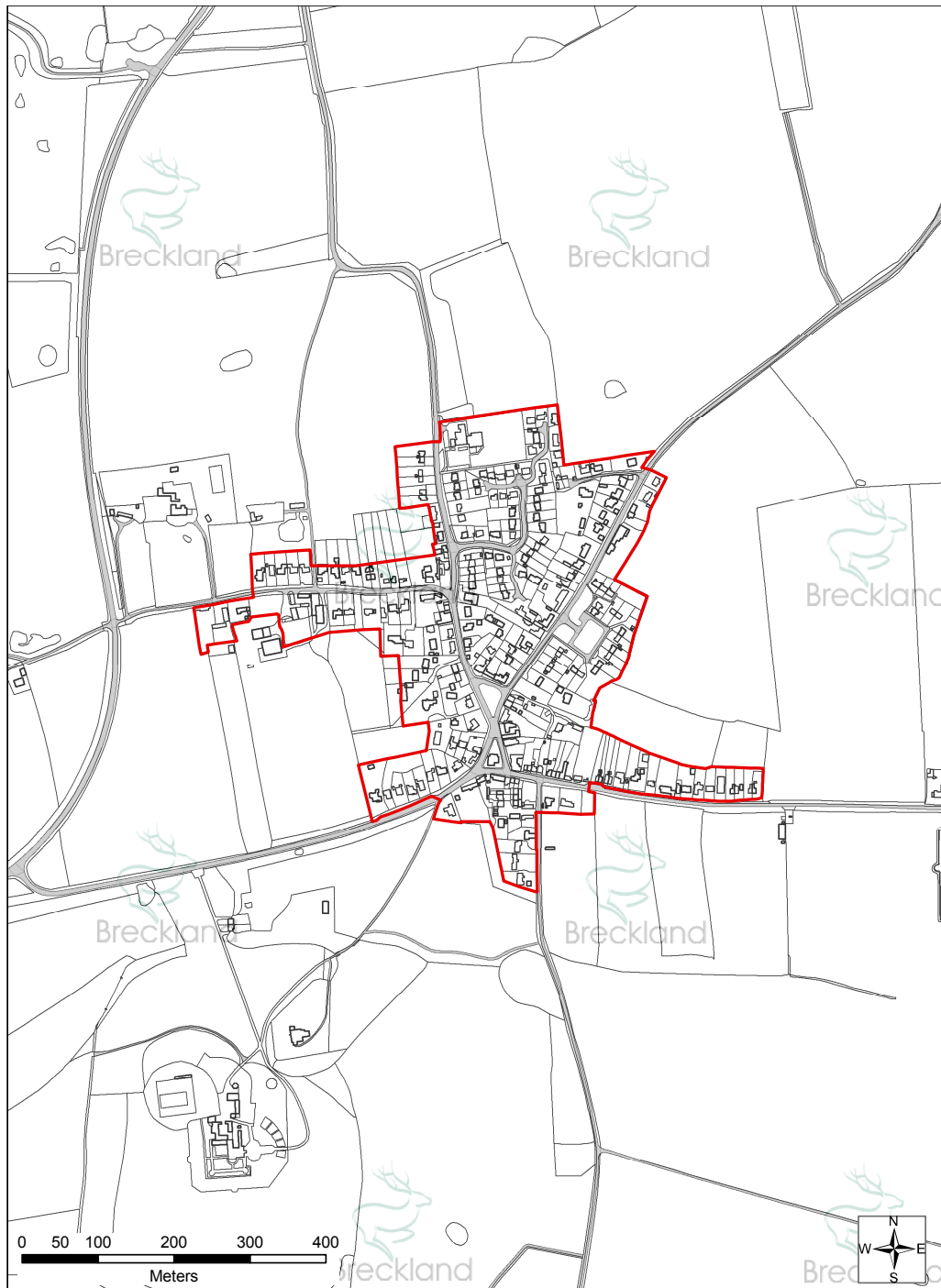
Map .6 Griston Settlement Boundary



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Hockham

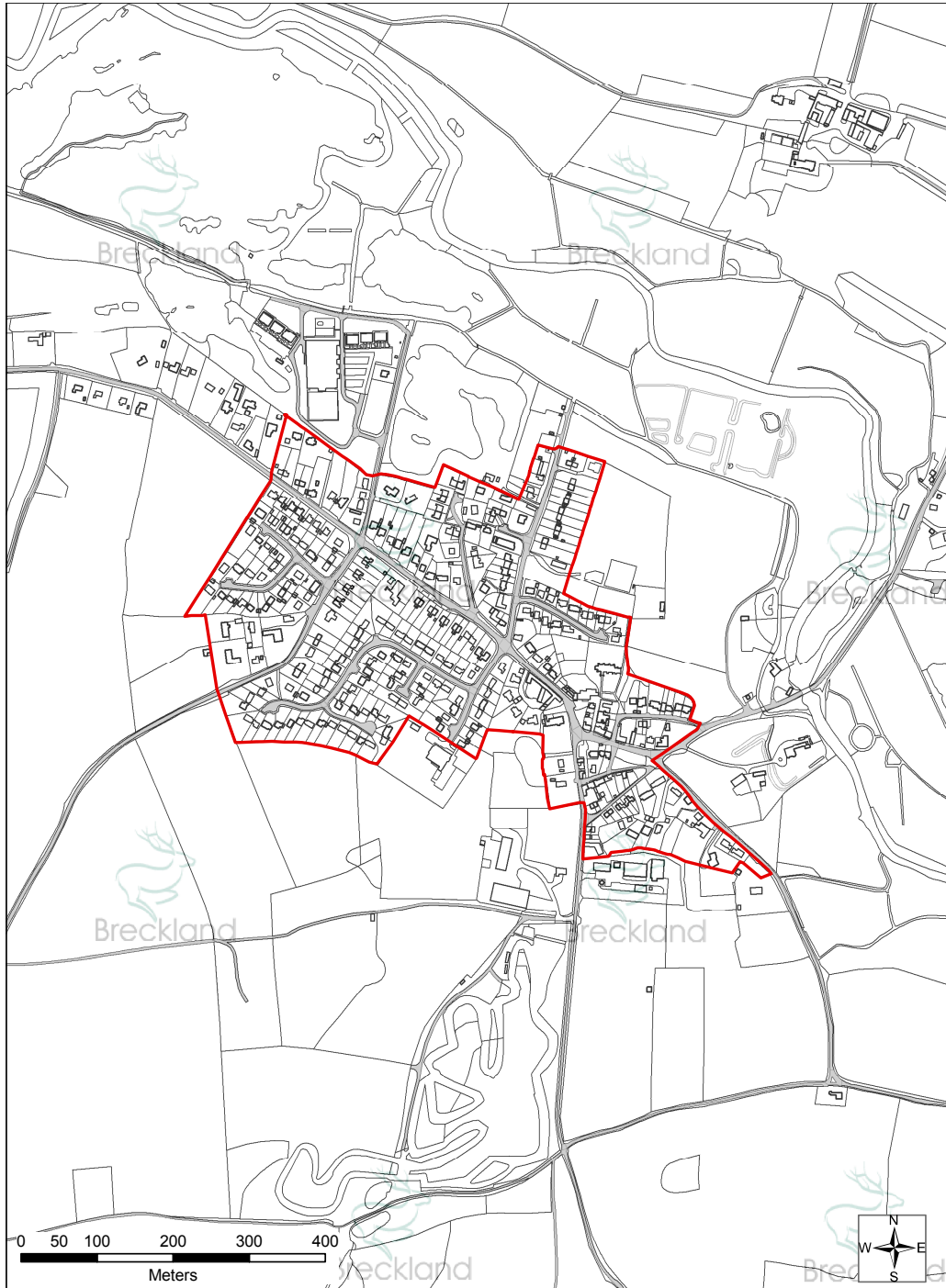
Map .7 Hockham Settlement Boundary



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Lyng

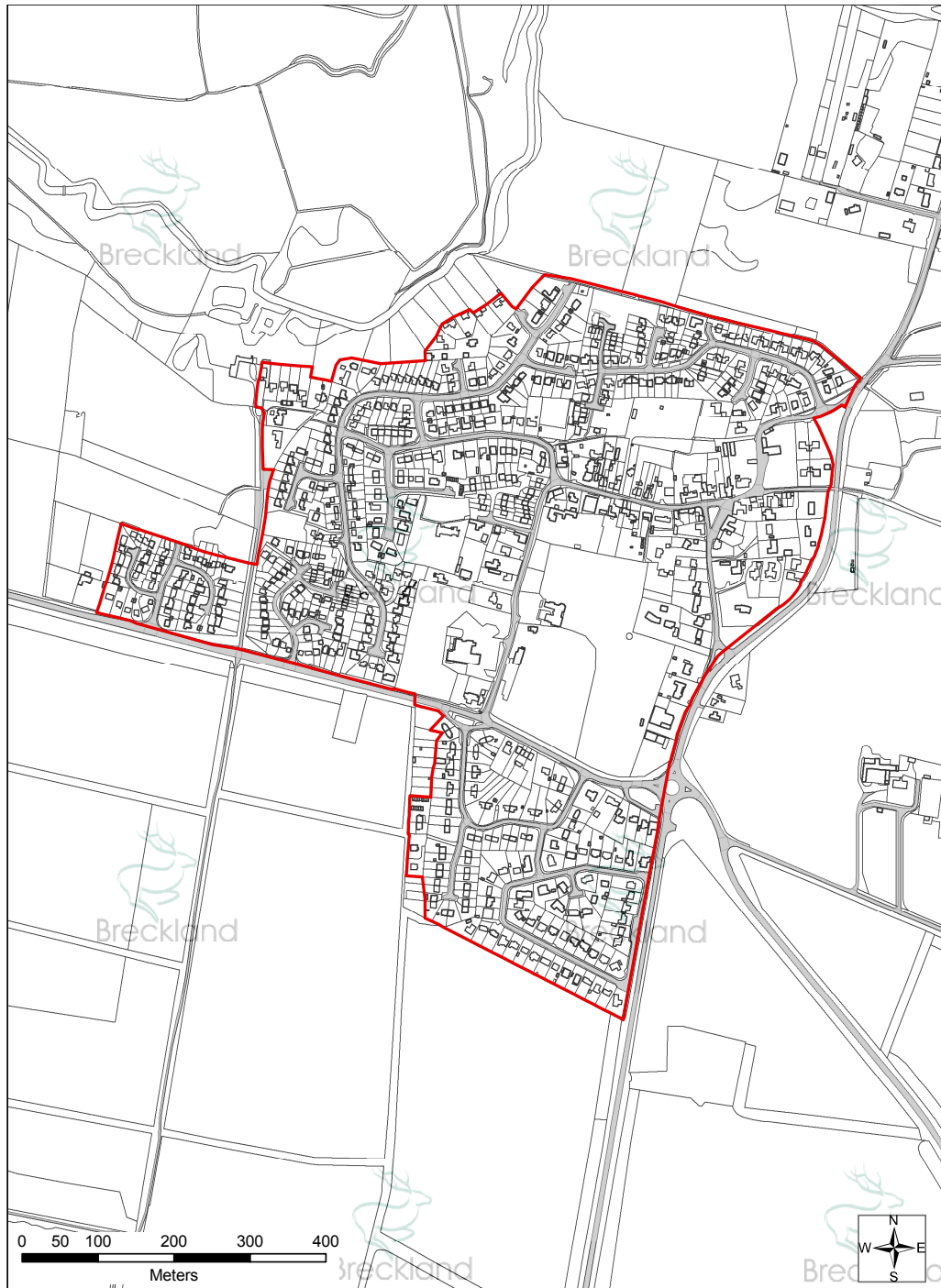
Map .8 Lyng Settlement Boundary



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Mundford

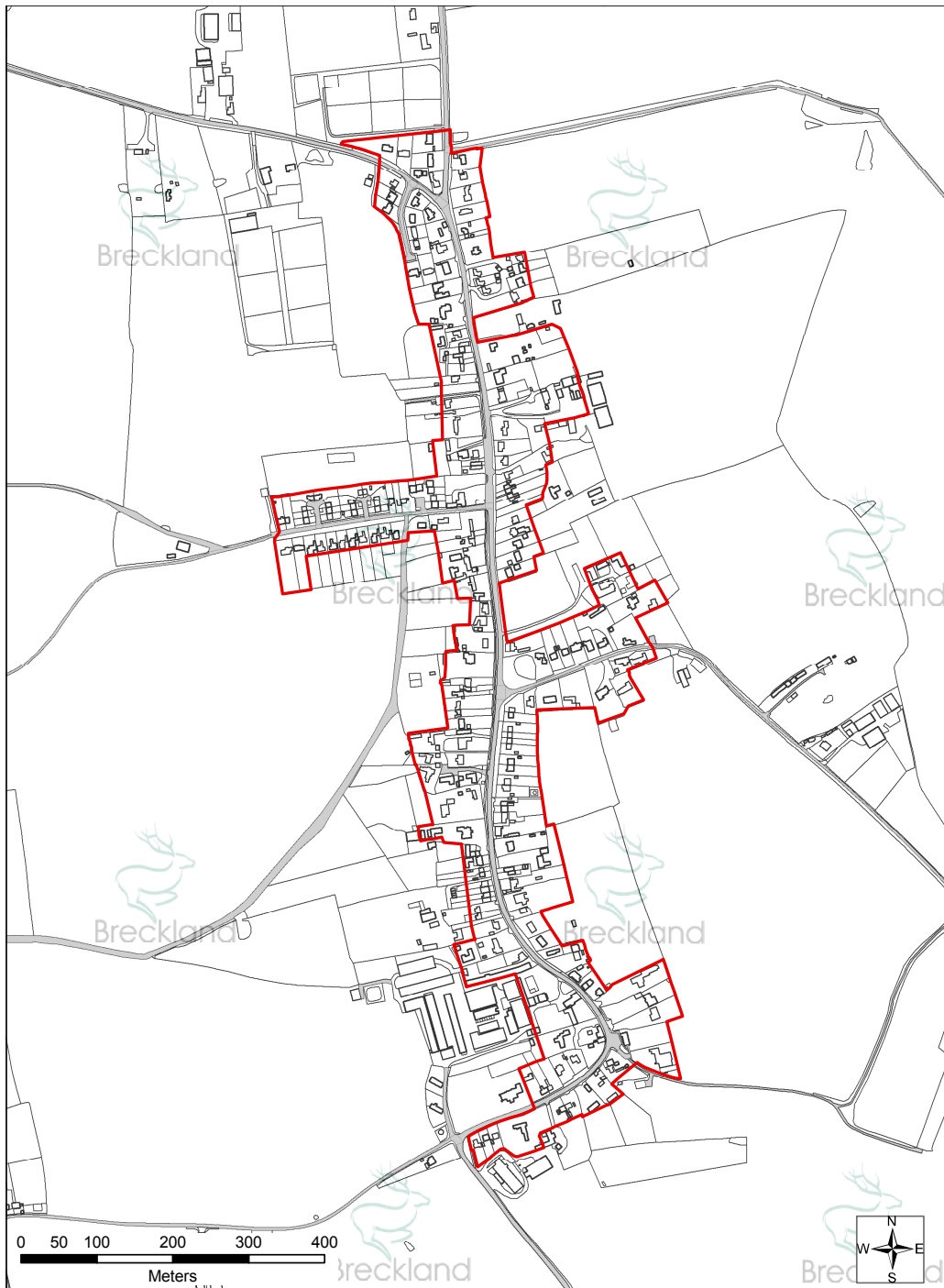
Map .9 Mundford Settlement Boundary



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North Lopham

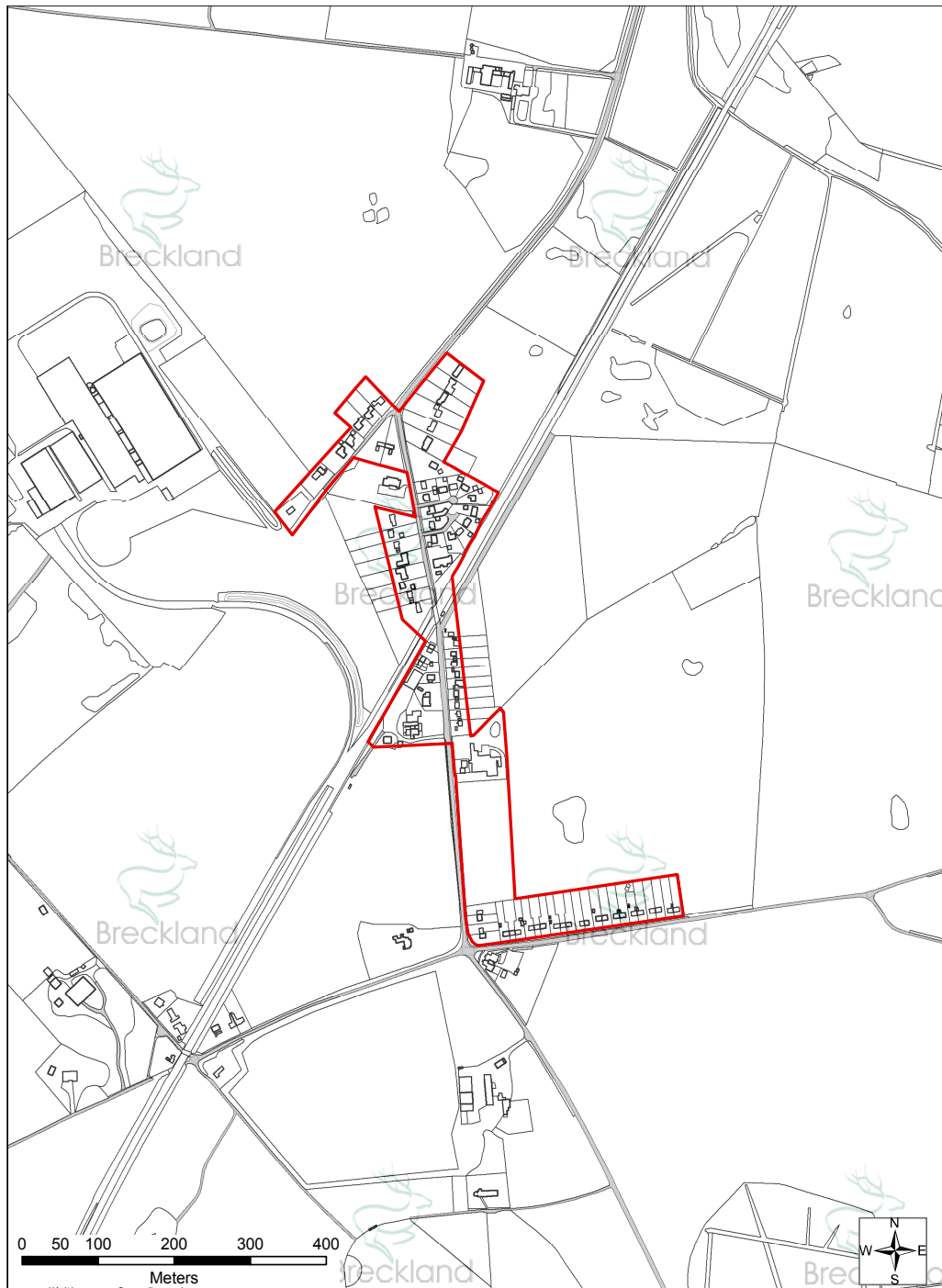
Map .10 North Lopham Settlement Boundary



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Quidenham (Eccles Road)

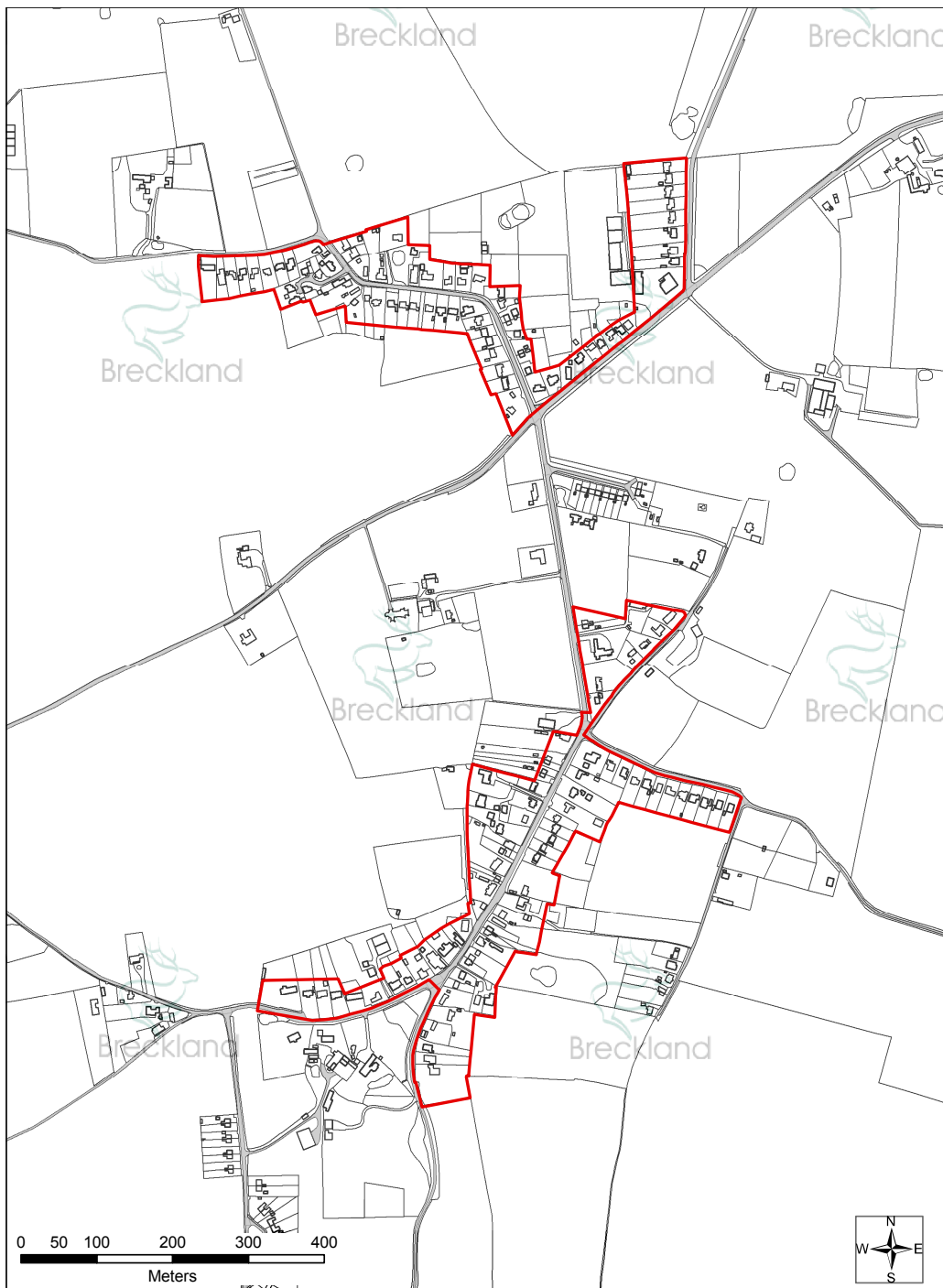
Map .11 Quidenham Settlement Boundary



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Rocklands

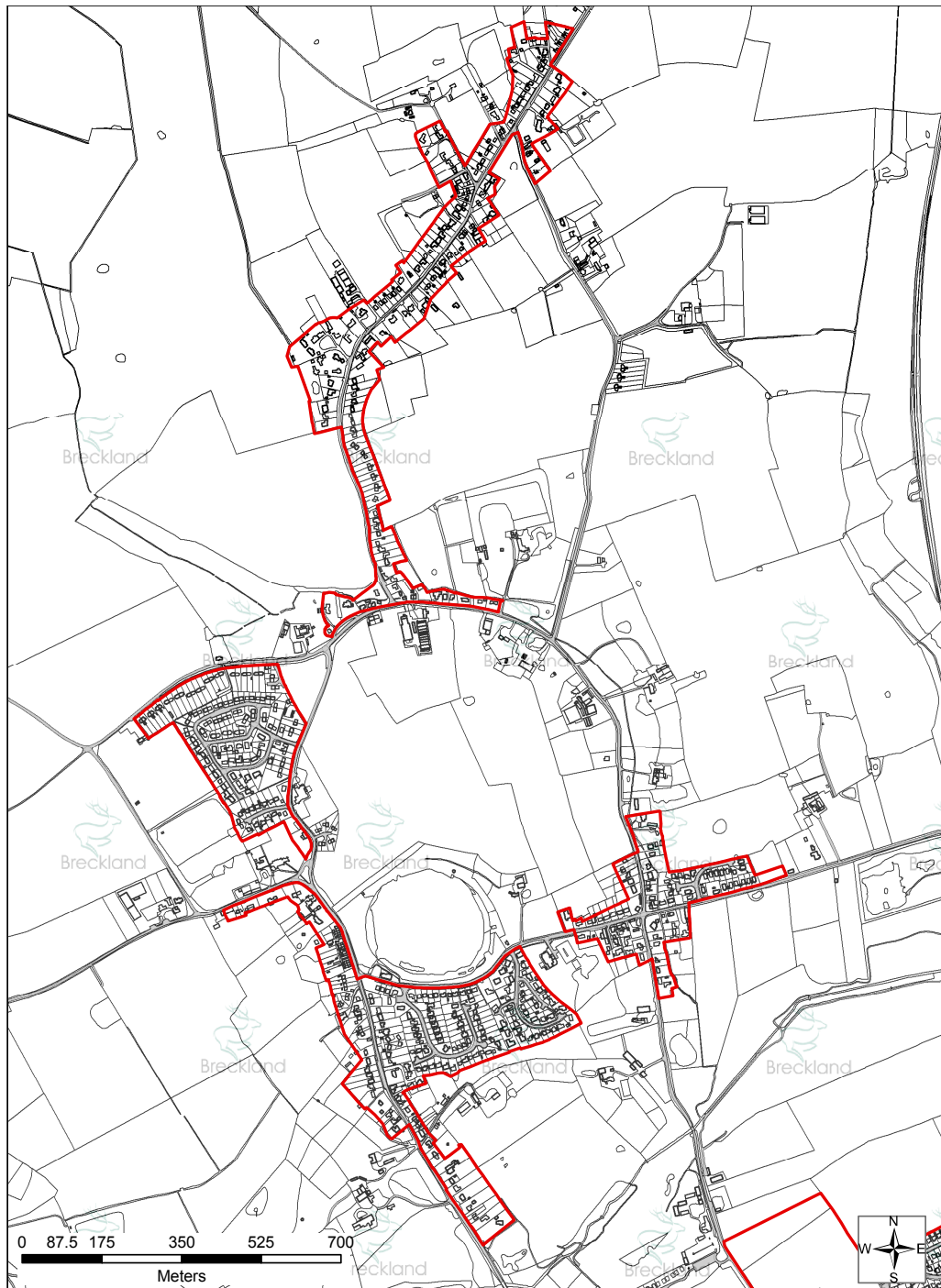
Map .12 Rocklands Settlement Boundary



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Saham Toney

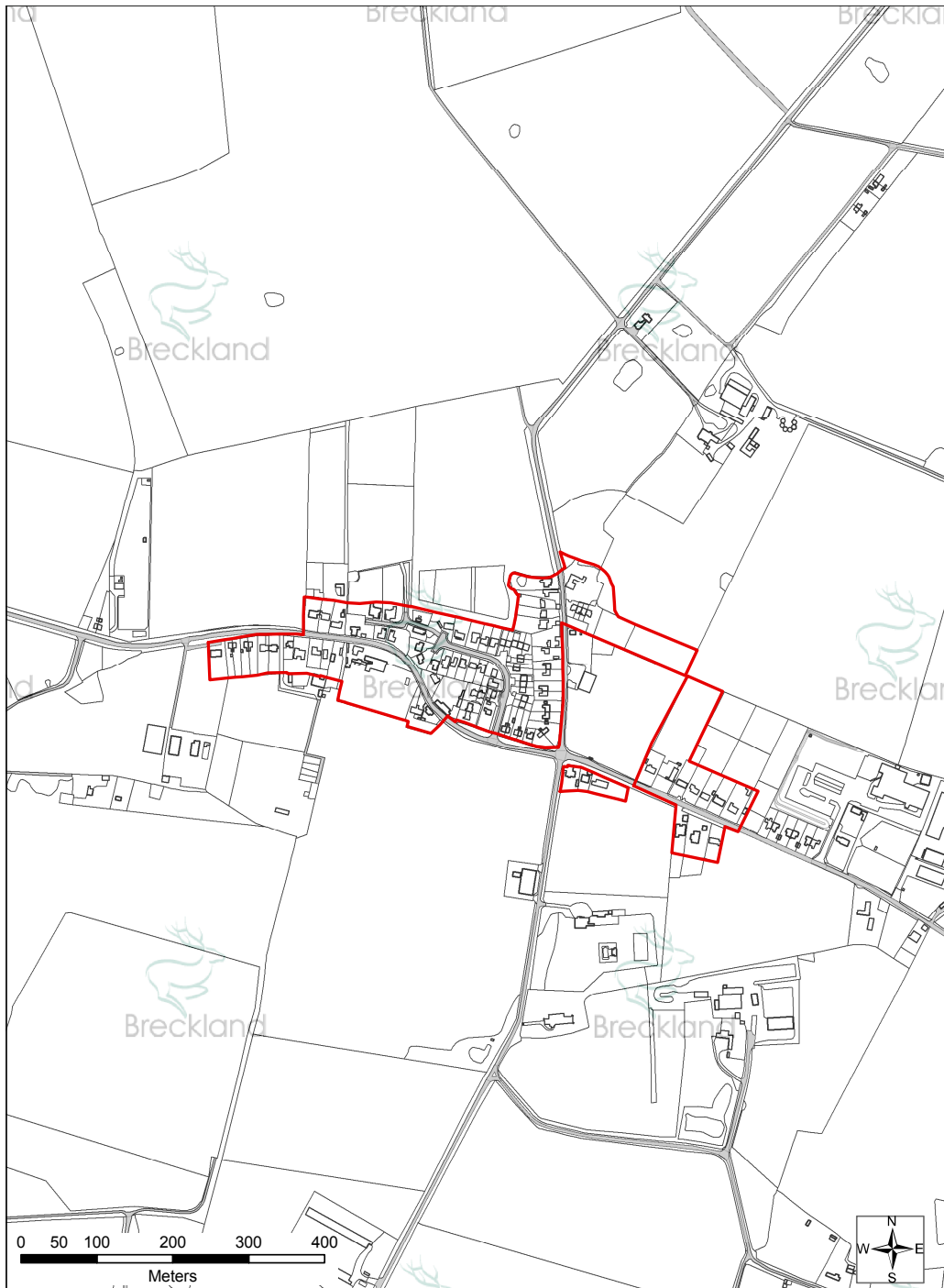
Map .13 Saham Toney Settlement Boundary



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Shropham

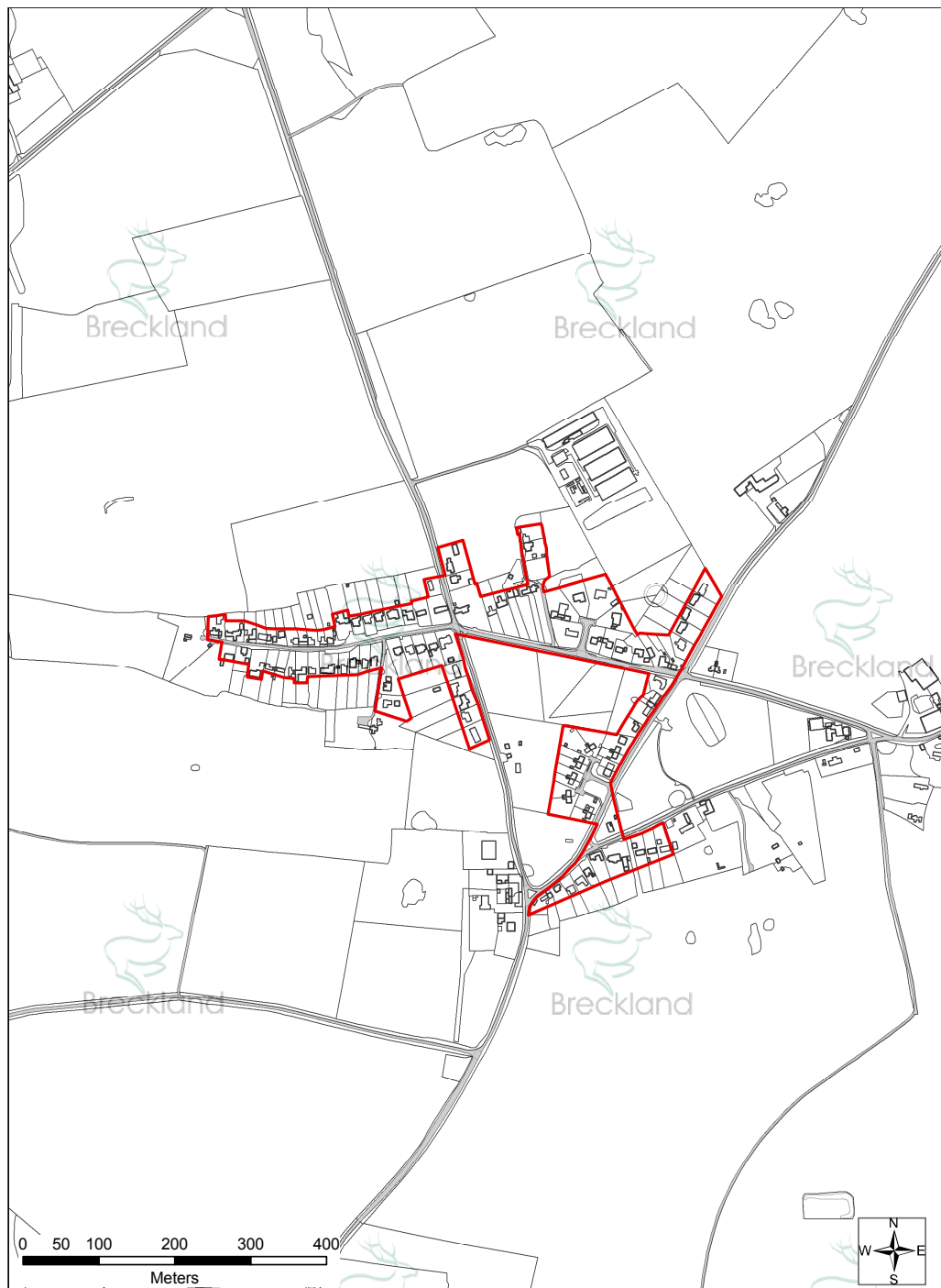
Map .14 Shropham Settlement Boundary



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Thompson

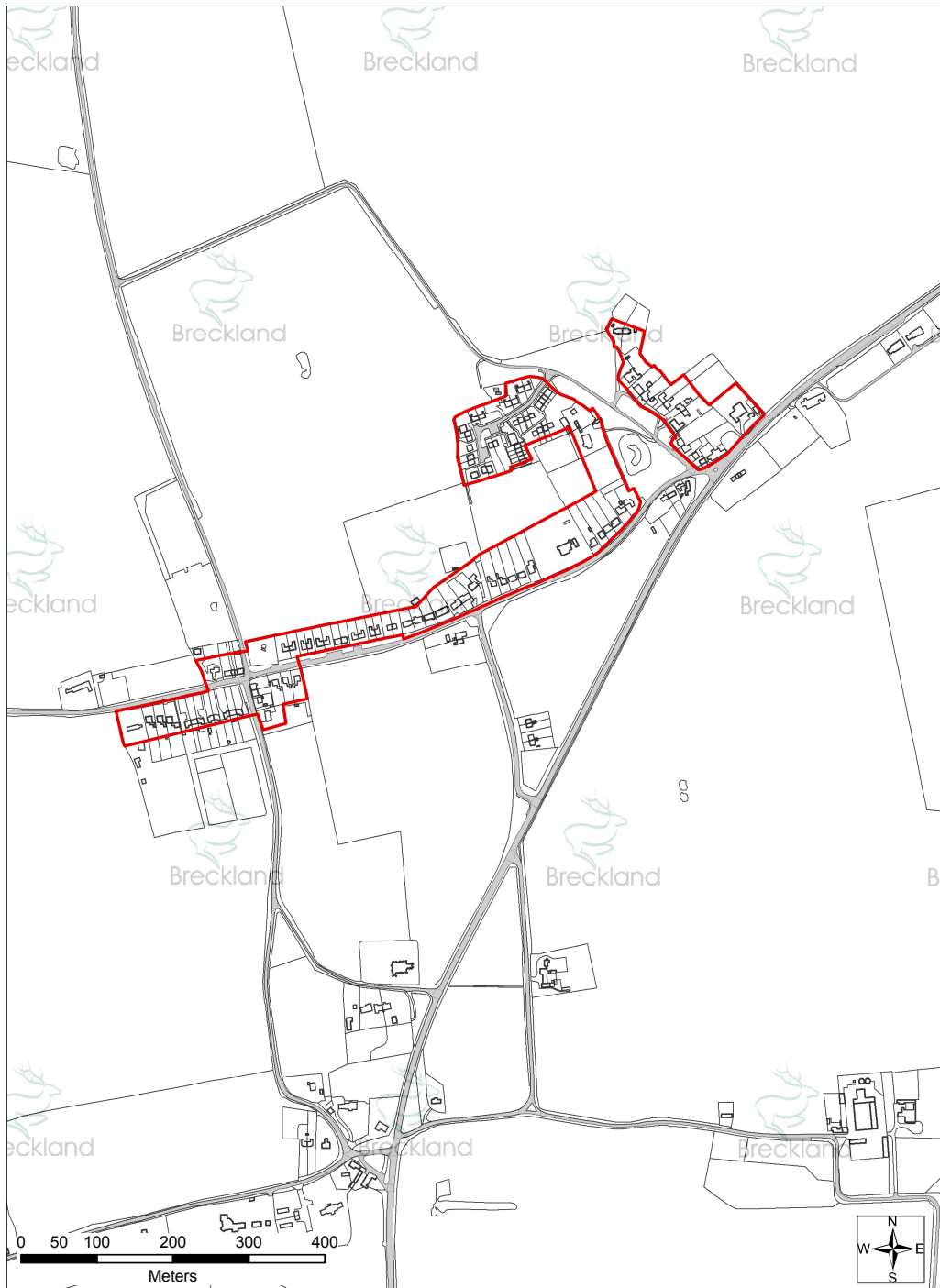
Map .15 Thompson Settlement Boundary



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Weasenham

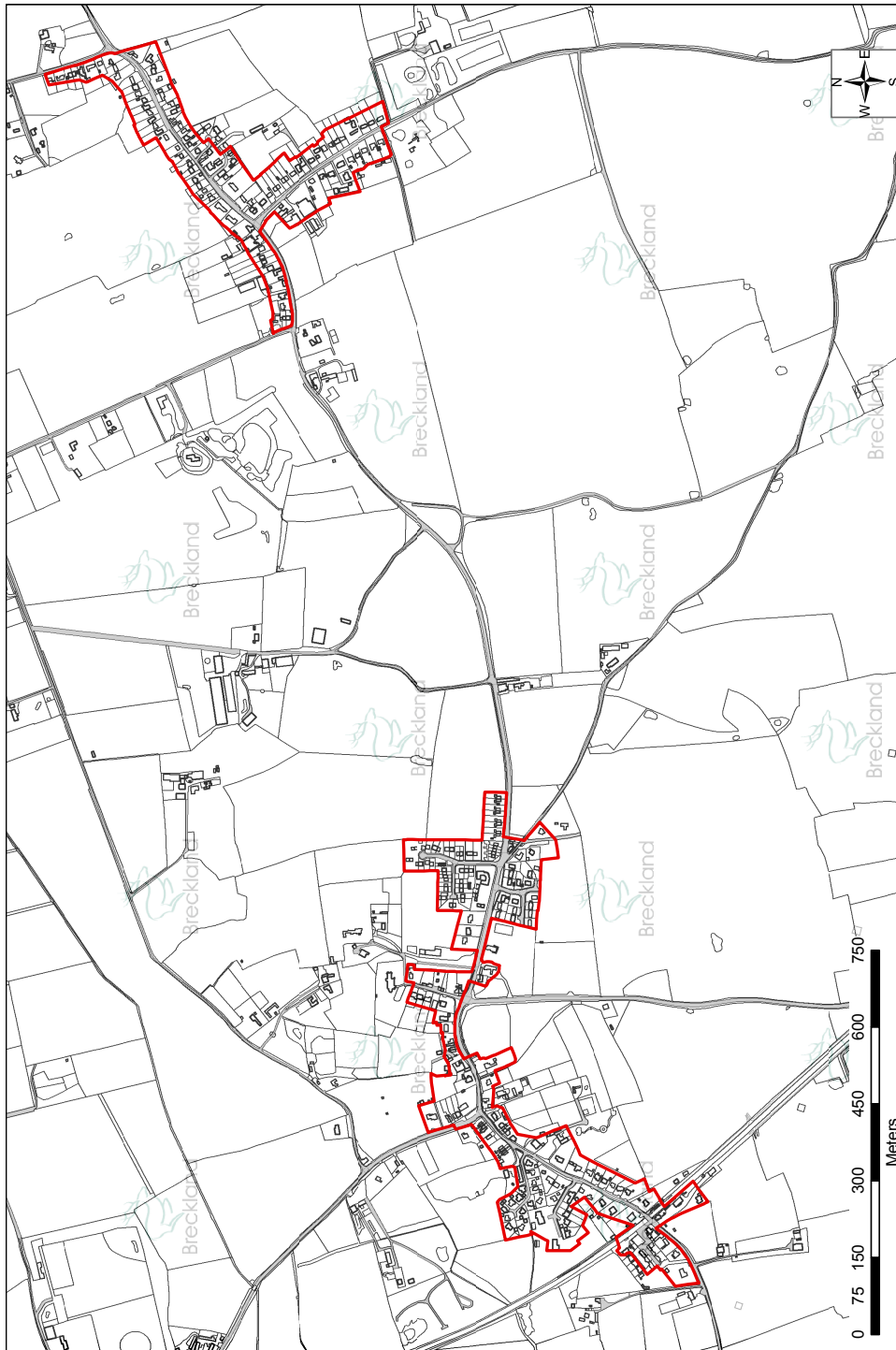
Map .16 Weasenham Settlement Boundary



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Yaxham & Clint Green

Map .17 Yaxham Settlement Boundary



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Appendix 4 - List of Saved Policies

Saved Policies

Table .1 List of Saved Policies

| Policy | Document |
|--|--|
| Policy TH 4 Transport - Achieving Modal Shift | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 5 The Impact of Change on Pedestrians, Cyclists and Buses | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 6 Thetford Bus Interchange | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 7 Thetford Railway Station | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 9 Monitoring and management of Key Biodiversity Sites | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 11 Joe Blunt's Lane | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 12 The Thetford Loops | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 18 Archaeology | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 20 Thetford Urban Extension Strategic Design Principles | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 21 Locally Distinctive Features of the Landscape | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 22 Gallows Hill Scheduled Monument | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 23 Existing Buildings in the Thetford Urban Extension | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 25 Walking and Cycling | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 26 Buses | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 27 A New Railway Station in the Urban Extension | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 28 Changes to the A11 Trunk Road | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 29 Improvements to the Local Road Network | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 30 New Employment Land | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 31 New Local Centre(s) in the Urban Extension | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 32 Connecting to a Decentralised Energy Supply | Thetford Area Action Plan (TAAP), 2012 |

| Policy | Document |
|---|--|
| Policy TH 33 Education Provision in the Thetford Urban Extension | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 34 New Health Facility in the Urban Extension | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 35 Community Buildings | Thetford Area Action Plan (TAAP), 2012 |
| Policy TH 37 Regeneration Proposals in Existing Residential Areas | Thetford Area Action Plan (TAAP), 2012 |

13 Glossary

| | |
|---|--|
| Affordable Housing | Social rented, affordable rented and intermediate housing, provided to eligible households 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 for the subsidy to be recycled for alternative affordable housing provision. |
| Air Quality Management Area (AQMA) | An AQMA is an area designated where air quality does not already, or is predicted not to, meet air quality objectives. This could be just one or two streets, or it could be a much larger area. It is then a requirement that affected Local Authorities implement a plan to improve air quality - a Local Air Quality Action Plan - that seeks to improve the air quality in areas designated AQMAs. |
| Allocation | An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land. |
| Amenity | Element of a location or neighbourhood that helps to make it more attractive or enjoyable for residents and visitors. |
| Ancient Woodlands | Woodland that is believed to have existed from at least medieval times and as such probably been continuously wooded since 1600. |
| Area Action Plans (AAP) | Area Action Plans are Development Plan Documents from the previous Local Development Framework system. As specific plans for areas of change or conservation their purpose being to deliver planned growth, stimulate regeneration, protect areas sensitive to change through conservation policies, make proposals for enhancement and resolve conflicting objectives in areas where there was significant development pressure. It is anticipated that over time the content of AAPs be contained within the Local Plan. |
| Authorities' Monitoring Report (AMR) | A report produced each financial year to indicate the progress of production of planning policy documents, and monitor the effectiveness of policies contained within the adopted plan. The report will outline action that may need to be taken to meet targets or if policies need to be replaced. Changes will be implemented through a revised Local Development Scheme. |
| Biodiversity | The whole variety of life encompassing habitat diversity, all genetics, species and ecosystem variation including plants and animals. Biodiversity has value in its own right and has social and economic value for human society. |
| Biomass | The total dry organic matter or stored energy of plant matter. As a fuel it includes energy crops and sewage as well as forestry and agricultural residues. |
| Brief / Planning Brief | A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development. |
| Brownfield Land or Site | Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has |

| | |
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| | been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. |
| Brownfield Land Register | A register of previously developed land suitable, available and achievable for residential development of at least 0.25ha or capable of supporting at least 5 dwellings that each local planning authority is required to prepare and maintain. |
| Building Regulations | Sets minimum construction standards for building works. They exist to ensure the health and safety of people in and around all types of buildings (i.e. domestic, commercial, and industrial). They also provide for energy conservation and access to and use of buildings. |
| Central Norfolk Housing Market Area, CNHMA | Housing market area in and around Greater Norwich, Broadland, Breckland, North Norfolk and South Norfolk. A Housing Market Area is the area within which most people moving, without changing employment, would stay. |
| Change of Use | A material change in the use of land or buildings from one class of use to another as defined by the Use Classes Order constitutes development and therefore requires planning permission. |
| Commitments & Completions | Commitments - the term used to represent the level of development already given planning permission but not yet build out. Completions - the number of dwellings that have been built out following the granting of planning permission. |
| Community Facilities | Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community. Community facilities are defined as: local shops, meeting places, indoor and outdoor sports venues, recreation/play areas, cultural buildings, public houses, petrol filling stations and places of worship. |
| Community Infrastructure Levy (CIL) | CIL is a levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhood want. |
| Community Strategy | A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000. |
| Comparison Retail / Shopping | Shopping for items like clothes, products, household and leisure goods which are not bought on a regular basis. |
| Compulsory Purchase Order (CPO) | An order issued by the Government or a Local Authority to acquire land or buildings for public interest purposes. For example the redevelopment of certain brownfield land sites. |

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| Conservation Area | An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve or enhance. There are special rules on some development in conservation areas. |
| Contaminated Land | Land which contains potentially harmful substances as a result of human activity or from natural causes may be regarded as contaminated land. |
| Convenience Retail | This refers to shopping for everyday essential items like food, drink, newspapers and confectionery. |
| Core Strategy | The Core Strategy is one of the Development Plan Documents which formed part of the Local Development Framework. It set out the long term spatial vision, strategic objectives and core policies for the development of the area. Once adopted, the Local Plan will supersede the current Core Strategy. |
| County Wildlife Site (CWS) | A site of important nature conservation value within a County context but which are not protected under the Wildlife and Countryside Act 1981. |
| Cultural facilities | Includes theatres, cinema, halls, music venues (usually in pubs), libraries, public art installations and art galleries. |
| Deliverable | For sites to be considered deliverable the NPPF states that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. |
| Density | A measure of the intensity of residential development. Usually expressed as either the the number of dwellings per hectare (dph) or the number of habitable rooms per hectare (hrha). |
| Design & Access Statement | A statement that accompanies a planning application to explain the design principles and concepts that have informed the development and how access issues have been dealt with. |
| Developable | For sites to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. |
| Development | Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over, or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission. |

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| Development Management | The process whereby a Local Planning Authority considers the merits of a planning application and whether it should be given permission having regard to the policies and proposals in the Development Plan. |
| Development Plan | This is defined in section 38 of the Planning and Compulsory Purchase Act 2004 and includes adopted Local Plans and Neighbourhood Plans. |
| Duty to Co-operate | Local Councils now have a duty to co-operate with their neighbouring Councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. |
| Dwelling | A building or any part of a building that forms a separate and self-contained unit designed to be occupied by a single family or household. |
| Environmental Impact Assessment (EIA) | EIA is a procedure that must be followed for certain types of development before they are granted permission. The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures. |
| Equality Impact Assessment (EQIA) | An equality impact assessment involves assessing the likely or actual effects of policies or services on people in respect of disability, gender and racial equality. |
| Flood Risk Assessment (FRA) | <p>Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 (Medium Probability) 3a (High Probability) and 3b (The Functional Floodplain*) should be accompanied by a FRA. This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding.</p> <p>* The Functional Floodplain comprises land where water has to flow or be stored in times of flood.</p> |
| Flood Zones | Flood Zones are the starting point for the sequential approach. Flood Zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences. |
| General Conformity | All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity. |
| General Employment Areas | Existing employment sites which have been identified to be protected for employment uses including business, general industrial and storage/distribution uses. |
| Green Corridors | Relatively continuous areas of open space threading through the built environment which whilst linked are not always publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join. |

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| Green Infrastructure | The multifunctional, interdependent network of open and green spaces and green features. This network includes urban areas, the urban fringe and the countryside. It provides multiple benefits for people and wildlife. |
| Green Infrastructure Management Plan (GIMP) | A plan to manage green infrastructure. |
| Greenfield Site | Land that has not previously been used for urban development. It is usually land last used for agriculture located next to or outside existing built-up areas of a settlement. |
| Habitat | The natural home of an animal or plant, often designated as an area of nature conservation interest. |
| Habitable Room | Habitable rooms provide the living accommodation of the dwelling. They include living room, dining room, study, home office, conservatory and bedroom. They exclude the bathroom, WC, utility room, store room and circulation space. A kitchen is not considered to be a habitable room unless it provides space for dining. |
| Housing and Economic Land Availability Assessment (HELAA) | An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the Strategic Housing Land Availability Assessment requirement as set out in the National Planning Policy Framework. |
| Historic Parks and Gardens | Parks and Gardens which are of historic value and have been included on the National Register of Parks and Gardens of special historic interest in England based on an assessment by Historic England. |
| Infrastructure | Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities. |
| Landscape Character Assessment | A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future. |
| Lifetime Homes | Designed to provide accessible and convenient homes for a large proportion of the population including families with young children, frail older people and those with temporary or permanent physical or sensory impairments. Designed to be flexible enough to meet existing and changing needs of most households and easily adapted to meet the needs of future occupants. |
| Listed Building | A building or other structure recorded on a statutory list of Special Architectural or Historic Interest. The grades of listing are Grade I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures within the curtilage. A listed building is a heritage asset. |
| Local Development Framework (LDF) | The old-style portfolio of Development Plan Documents including a Core Strategy, Development Management Policies, Proposals and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority |

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| | area. Single Local Plan documents are now generally replacing these Local Development Framework documents. |
| Local Development Scheme (LDS) | A public statement setting out a project plan for how all parts of the Local Plan will come together. It lists the documents to be produced and the timetable for producing them. |
| Local Nature Reserve (LNR) | Area designated under the National Parks and Access to the Countryside Act (1949) as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged. |
| 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. |
| Local Planning Authority (LPA) | The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority. |
| Local Transport Plan (LTP) | A five-year integrated transport strategy, prepared by Local Authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. |
| Main Town Centre Uses | Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). |
| Material Consideration | A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision. |
| Mixed Use (or Mixed Use Development) | Provision of a variety of activities and uses, such as residential, community and leisure uses, on a site or within a particular area. |
| Nature Conservation | The protection, management and promotion of wildlife habitat (including the creation and re-creation) for the benefit of wild species. |
| National Nature Reserve (NNR) | An area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research. |
| National Planning Policy Framework (NPPF) | The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and |

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| | making decisions on planning applications. The NPPF is published by the Department of Communities and Local Government. |
| National Planning Practice Guidance (PPG) | The national Planning Practice Guidance (PPG) is online guidance that should be read in conjunction with the NPPF. |
| Neighbourhood Plans | A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). |
| Northern Distributor Road (NDR) | A 20 km dual carriage way planned to run from A47 Postwick, east of Norwich to the A1067 north of Taverham. |
| Older People | People including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs. |
| Open Space | Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Allotments are also included under the definition of open space. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity. |
| Permitted Development Rights | Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 1995. |
| Planning and Compulsory Purchase Act (2004) | The Planning and Compulsory Purchase Act amended parts of the Town and Country Planning Act (1990). In particular, the 2004 Act made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system. |
| Planning Condition | A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order. |
| Planning Inspectorate (PINS) | The Planning Inspectorate is an independent executive agency, sponsored by DCLG and the Welsh Government. The Planning Inspectorate deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework in England and Wales. |
| Planning Obligation | A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. |
| Planning Permission | Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans. |

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| Policies Map | An obligatory part of the adopted development plan comprising the area base map depicting allocated sites for particular land use and development proposals and sets out the area to which specific policies apply. |
| Previously Developed Land | Previously developed land is another definition for brownfield land. |
| Primary Shopping Area | Defined area where retail development is concentrated, generally comprising the primary frontage and those secondary frontages which are adjoining and closely related to the primary shopping frontage. |
| Primary and Secondary Frontages | Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. |
| Protected Species | Plants and animal species afforded protection under certain Acts of Law and Regulations. |
| Ramsar Site | Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally. |
| Regeneration | The economic, social and environmental renewal and improvement of rural and urban areas. |
| Renewable Energy | Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included. |
| Section 106 Agreement | A legal agreement under Section 106 of the 1990 Town and Country Planning Act conferring planning obligations on persons with an interest in land. See also: Planning Obligations and Agreements. |
| Sequential Approach / Sequential Test | A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood risk is developed before land with flood risk. |
| Site of Special Scientific Interest (SSSI) | A SSSI is an area identified by Natural England as of special interest by reason of its fauna, flora, geological or physiographic (landform) features. Classification notified under Section 28 of the Wildlife and Countryside Act 1981 (as amended). |
| Sites of Archaeological & Historic Interest | This designation applies to a site at Mundford Road Thetford, which is widely regarded as being linked to Boudicca, Queen of the Iceni. The site is currently being considered for Scheduled Ancient Monument status by Historic England. |
| Spatial Planning | Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means. |

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| Special Areas of Conservation (SAC) | Protected sites designated under the EC Habitats Directive. |
| Special Protection Area (SPA) | Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010. |
| Statement of Community Involvement (SCI) | Every Local Planning Authority has to prepare a Statement of Community Involvement. It sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of planning policy documents and planning applications. |
| Strategic Environmental Assessment (SEA) | A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. |
| Supplementary Planning Document (SPD) | Document providing supplementary information in respect of the policies in development plan documents and not forming part of the development plan nor subject to independent examination. SPDs can be taken into account as a material planning consideration but must be subject to public consultation if to be accorded weight in decisions taken on development proposals. |
| Sustainable Development | This covers development that meets the needs of the present, socially, environmentally and economically, without compromising the ability of future generations to meet their own needs. |
| Sustainability Appraisal (SA) | To identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area. |
| Sustainable Urban Drainage Systems (SUDS) | SUDS can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems. |
| Strategic Housing Land Availability Assessment (SHLAA) | An assessment of land availability identifying a future supply of land for housing. Paragraph 159 of the NPPF states that Local Planning Authorities should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. |
| Strategic Housing Market Assessment (SHMA) | An evidence based document providing an analysis of the housing market area to inform policy formation. The purpose of which is to have a clear understanding of housing needs in their area. Paragraph 159 of the NPPF states that local planning authorities should prepare a SHMA to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. |
| Traffic Impact Assessment (TIA) | An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements. |

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| Town Centre | Area defined on the Local Authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to local centres but exclude small parades of shops of purely neighbourhood significance. Unless identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. |
| Travel Plan | A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed. |
| Tree Preservation Order (TPO) | A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority. |
| Wastewater Treatment Works (WwTW) | Wastewater treatment works. |
| Windfall Sites | Sites which have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. |