

Proposed Minor Modifications Report

The following table sets out modifications to the Breckland Local Plan which the Council are proposing as minor changes, clarifications and corrections to address points raised during the Pre-Submission consultation. It is not possible to make changes to the document at this stage in the plan process as the Local Plan has been subject to consultation. During the Examination of the Breckland Local Plan, the Council will request the appointed Inspector to consider the modifications proposed. If agreed by the Inspector, the modifications will be subject to an additional 6 week consultation following the Local Plan Examination. It is possible that further modifications will be proposed during the examination and therefore this list is subject to change.

The table below relates to wording, tables, diagrams and maps in the Breckland Local Plan Pre-submission publication. The table sets out the following information:

1. Proposed modification reference - The reference number is composed as follows: Minor Modification (MIN)/Local Plan Section/Local Plan Policy number or reference/Unique letter identification.
2. Page number - The page number of the Breckland Local Plan Pre-Submission publication
3. Policy / Site / Paragraph / Figure – The section of the Breckland Local Plan Pre-Submission publication
4. Proposed Modification – detail of the amendment proposed
5. Reason for change – details of why the change is proposed/justification for change

The following format has been used to denote modifications:

- Underlined text = new text suggested
- ~~Strikethrough text~~ = text proposed for removal

Mod Ref	LP Page No.	Policy / Site / Para / Fig	Proposed Modification	Reason for change
MIN/I/SO/A	13	Strategic Objective 12	Replace wording in SO 12: ... and its designated and un-designated <u>non-designated</u> heritage assets...	To ensure consistent terminology within the plan
MIN/GP/01/A	16	GEN 1	Final paragraph first sentence replace words 'Local Plan policies' with 'Development Plan policies'	To accord with section 38(6) of the Planning and Compulsory Purchase Act 2004

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	48	Paragraph 3.70	Amend wording: ...within Policy GEN 02 03	To correct a factual error on policy number.
MIN/GP/04/A	23	Attleborough	<p>Attleborough Neighbourhood Plan</p> <p>2.41 A neighbourhood plan is being prepared for Attleborough. <u>Attleborough Neighbourhood Plan was made on 18th January 2018.</u> The Council recognises the role of Neighbourhood Planning and is committed to working with the Town Council and partners to deliver the collective vision. Policy GEN 3 04 of the Local Plan provides the strategic context for development in Attleborough. The Neighbourhood Plan aims to provide a set of more locally detailed policies, which will help inform the strategic Masterplan and employment allocation for the SUE.</p> <p>2.42 The Submission Draft for Attleborough Neighbourhood Plan (as of March 2017) focuses on 7 themes:</p> <ul style="list-style-type: none"> • The Local Economy • Housing • Transport and Communications • Education and Learning • Health and Social Care • Sports, Leisure and Community Facilities • Environment Sustainability and Design 	Update to text regarding Attleborough Neighbourhood Plan to reflect its status as a made Neighbourhood Plan.
MIN/GP/04/B	24	Attleborough	Amend map title: Map 2.1 Emerging Attleborough Neighbourhood Plan Policies Map	reflect status as a made Neighbourhood Plan.
MIN/GP/04/C	25	GEN 4	Amend policy title: GEN-4 04 – Development Requirements of Attleborough Strategic Urban Extension (SUE)	For consistency with other GEN policies
MIN/GP/05/A	30	GEN 05	Amend paragraph 2, second sentence. Development outside the defined settlement boundaries will only be acceptable where it is compliant with one or more of the following policies set out with the Local Plan including all relevant policies set out in the Local Plan, including but not necessarily restricted to:	To add clarity to the plan
MIN/GP/T/A	29	Table 2.1	Right hand column row 1. Replace Policy STRAT 1 with Policy GEN02	To correctly reflect the policy reference
PM/H/04/A	37	Policy HOU 04-	Amend title of the policy Policy HOU 04 – Rural Settlements With Boundaries <u>Villages with Boundaries</u>	To provide consistency with policies GEN 03 and HOU

		Rural Settlements with Boundaries		02.
MIN/H/D6/A	69	Insert Saved Policy – D1 after Dereham Housing Allocation 5	<p>Copy entire text from policy D1 in the Site Specific Policies and Proposals Development Plan Document, 2012.</p> <p><u>Saved Policy - Policy D1</u> <u>The Old Maltings</u> <u>Land amounting to 6 hectares is allocated for residential development of approximately 180 dwellings. At least 0.1 hectares of children’s play space will be provided within the site including a LEAP. Development will be permitted subject to compliance with adopted Core Strategy Policies and the following criteria:</u></p> <p><u>a. Principal access to the site is provided from Norwich Road, with secondary access provided onto Greenfields Road;</u></p> <p><u>b. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the existing heritage assets. The scheme design proposal will be informed via a detailed appraisal of the assets significance;</u></p> <p><u>c. Development respects the amenity of the existing dwellings within or adjoining the site;</u></p> <p><u>d. Important trees on site are retained and included as part of the landscaping scheme;</u></p> <p><u>e. Dedicated pedestrian and cycle links are provided to Norwich Road and to Greens Road; and</u></p> <p><u>f. Suitable upgrades to the foul sewerage network are secured.</u></p> <p><u>Development of this site is phased for delivery in the period between 2014 and 2019 in order to secure a continuous supply of housing land over the Plan period and allow for necessary improvements to strategic infrastructure including confirmation of capacity at an appropriate Waste Water Treatment Works and suitable sewerage network. The release of the site will also be subject to the preparation and agreement of a masterplan with the Local Planning Authority. The Council will, in consultation with the Highway Authority, seek appropriate contributions for off-site highway improvements along Norwich Road.</u></p>	To provide consistency with other saved allocations within the plan.

			<p><u>Reasoned Justification</u></p> <p><u>The site comprises approximately 6 hectares of previously-developed land which includes the former Maltings at Norwich Road, Dereham. The site is located close to the town centre and is an area of primarily vacant and derelict land that includes areas of remaining hardstanding and the foundations of previous structures.</u></p> <p><u>The eastern extent of the site includes some existing low-intensity industrial activities taking place as well as a range of dated agricultural/ industrial buildings which are currently still occupied. The maltings buildings are both an important heritage asset and a prominent standing record of the town’s industrial past. The maltings are described in the statutory listing as being ‘a very complete rare survival of a medium sized maltings’; this rarity is confirmed by the listing at grade II*.</u></p> <p><u>The main component of the site includes land associated with the former Maltings which is currently accessed from Norwich Road by a single track roadway adjacent to the former Maltings building itself. An additional access point to the east of the site exists which is currently used by the existing engineering and haulage operators. The site also includes a number of areas of mature tree borders that segregate parts of the site, some of which separate the areas of the site that are currently in different ownerships. These borders also form key landscape corridors through the site. There are also a number of existing dwellings within and adjacent to the site and it is important that the amenity of those residents is not adversely affected by the development.</u></p> <p><u>The provision of safe Highway access is a key requirement for development and the access point to Norwich Road will require upgrading to enable two-way traffic. An alternative secondary access will be required to the eastern extent of the site on to Greenfields Road. However, the existing Norwich Road access could form the principal access, although it is expected that this should also deliver a safe pedestrian/ cycle link from the site to the town centre to be secured at this point.</u></p> <p><u>The site has some contamination issues as a result of it's previous uses. These include a brewery, filled quarry, brick manufacturing, and a tannery. However, although</u></p>	
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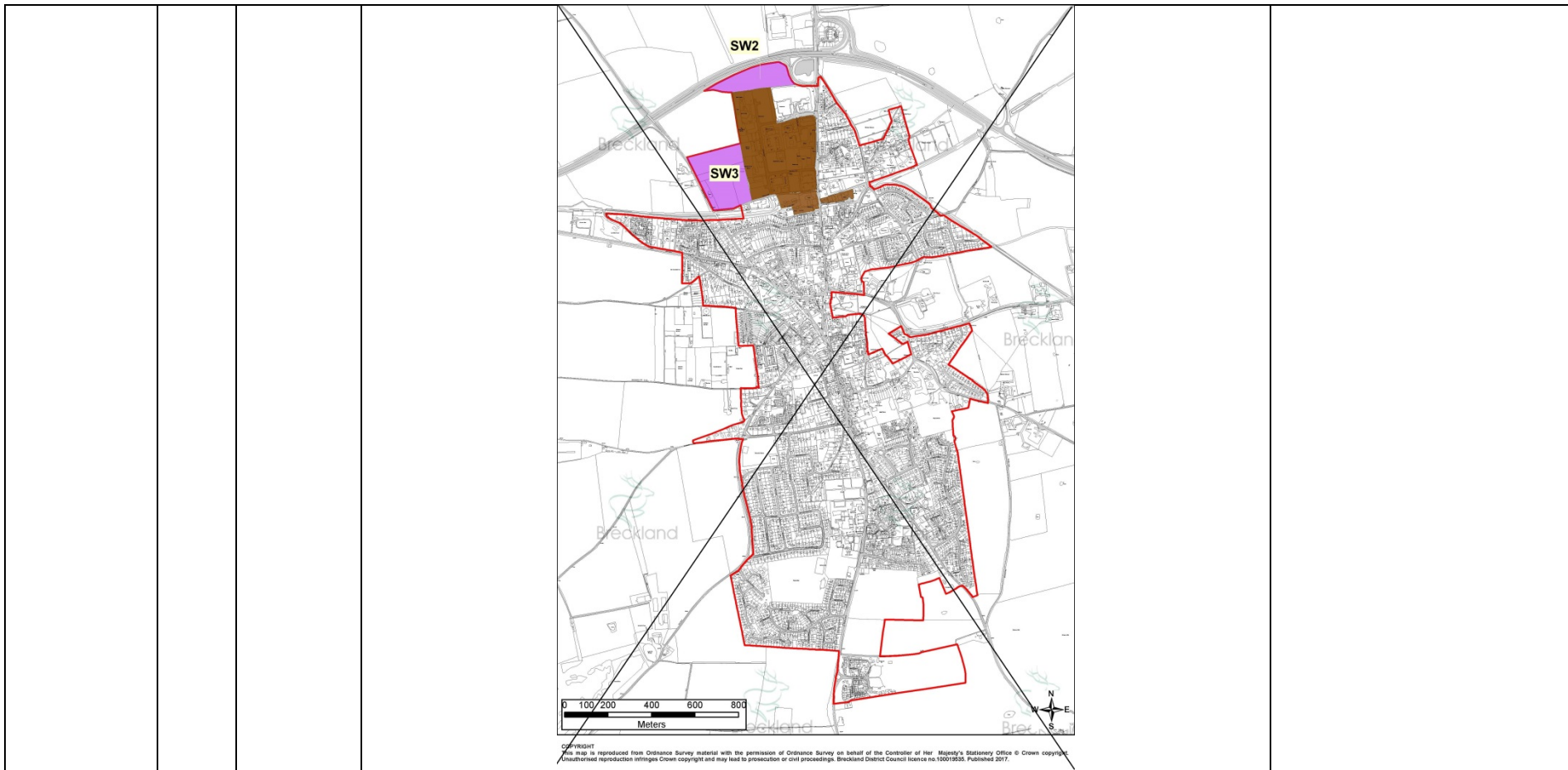
			<u>remediation will be required, this will enable a safe and viable development to take place. The Dereham Stream also flows through the site although this is culverted and will need to be taken in to account in any redevelopment scheme. Development should ensure that surface water disposal does not result in harm to the stream, and as a result the receiving watercourse.</u>	
MIN/H/S3/A	75	Swaffham Allocation 3	Change wording of Criterion 4 to be factually correct: “...development along Norwich Road South Pickenham Road and respect..”	Faction correction to text.
MIN/H/S5/A	79	Swaffham Allocation 5	Change wording in paragraph 1 of the policy to reflect table 3.3 (pg 71) ‘for residential development of at least 78 <u>130</u> dwellings’	Correction. To provide consistency throughout the document. To ensure that the key development constraints reflect table 3.3
MIN/H/Wa2/A	85	Watton Housing Allocation 2	Add wording to criterion 2: 2. Implementation of transport mitigation measures, <u>where necessary</u> , to the satisfaction of Norfolk County Council Highway Authority	To clarify mitigation measures may be required to ensure highway safety.
MIN/H/Ba1/A	93	Banham Housing Allocation 1	Amend first paragraph of the policy wording: Land amounting to 3.2ha <u>2ha</u> (sites LP(003)009 and (LP[003]012) is allocated for a residential development of at least 42 dwellings. A minimum of ± <u>0.75</u> ha of open space including a children’s play...	To provide further clarity that only sites LP[003]009 and LP[003]012 are allocated for residential development. Correction. To reflect criteria 7 of the policy.
MIN/H/Ho1/A	109	Hockering Residential Allocation 1	Update paragraph 3.243 to state “the site is situated upon 0.8 <u>1.2</u> hectares...”	To ensure consistency between the supporting text and the wording in the policy.
MIN/H/Ne1/A	123	Necton Housing Allocation	Necton Housing Allocation 2 <u>1</u>	Correction to numbering .

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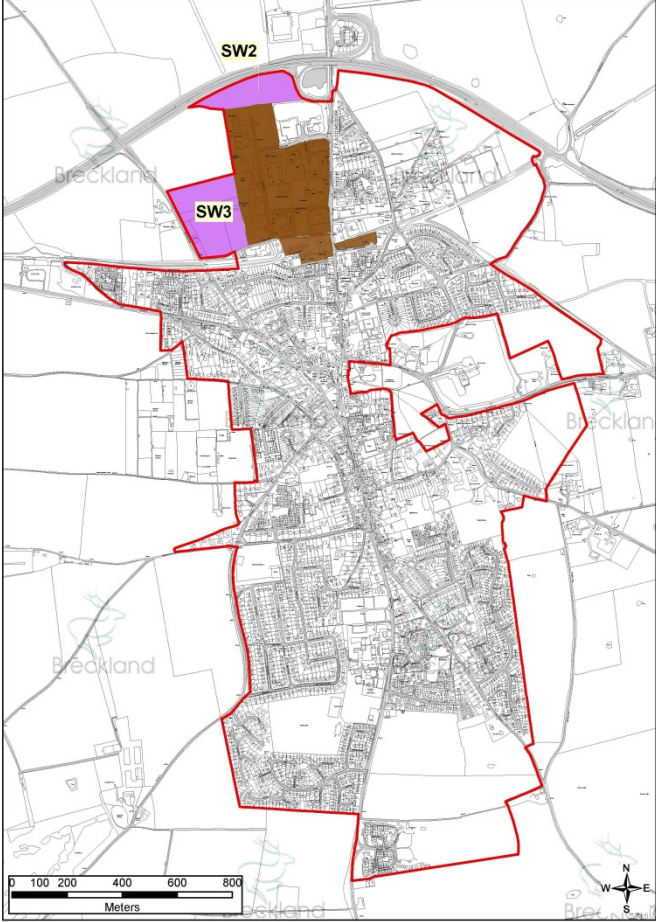
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PM/H/Ne1/B	123	Necton Housing Allocation 2. Criteria 2.	Amend criteria 2: 2. Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane <u>North Pickenham Road</u> are provided;	To correct a typo
MIN/H/Ne2/A	124	Necton Housing Allocation 3	Necton Housing Allocation 3 <u>2</u>	Correction to numbering.
MIN/H/Ne2/B	124	Necton Housing Allocation 3. Criteria 2.	Amend criteria 2: 2. Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane <u>North Pickenham Road</u> are provided;	To correct a typo
MIN/H/Sh/A	133	Shipdham 3.305	Delete wording from para 3.305, 3 rd bullet point: <ul style="list-style-type: none"> Village Hall, Golden Dog Public House, The Millwright Arms, Doctors Surgery, Kings Café, Bullock Pavilion; 	The Millwright Arms Public House is located in Toftwood, not Shipdham.
MIN/H/Sh1/B	135	Shipdham 3.309	Shipdham Residential Allocation 1 Add following text after last sentence of para 3.309: <u>In relation to the site, the Historic Characterisation Study recommends that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting views of the wider landscape will be an additional factor in the formation of proposals.</u>	To make reference to the policy requirements set out in the Historic Characterisation Study.
MIN/H/Sh2/C	136	Shipdham 3.314	Shipdham Residential Allocation 2 Add following text after last sentence of para 3.314: <u>In relation to the site, the Historic Characterisation Study recommends that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting views of the wider landscape will be an additional factor in the formation of proposals.</u>	To make reference to the policy requirements set out in the Historic Characterisation Study.
MIN/E/06/B	166	Policy	Amend current wording in paragraph 3 to state:	To clarify that the loss of a

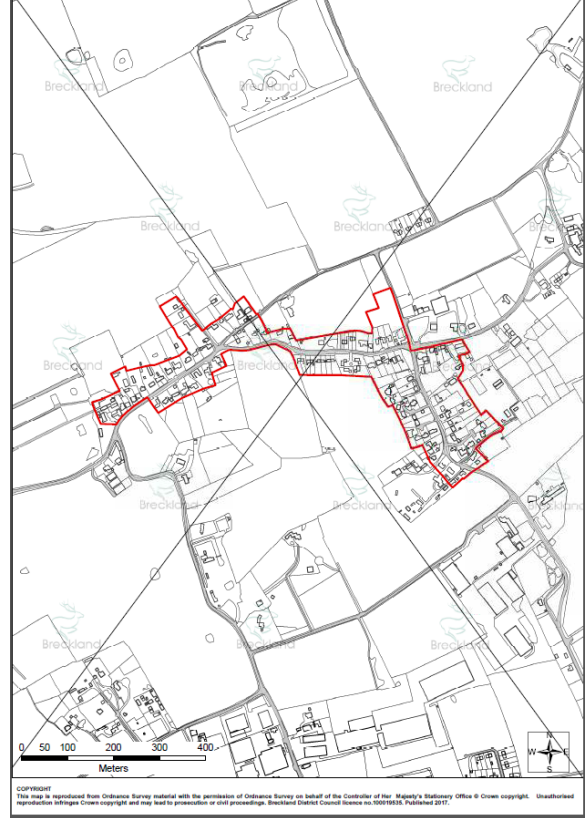
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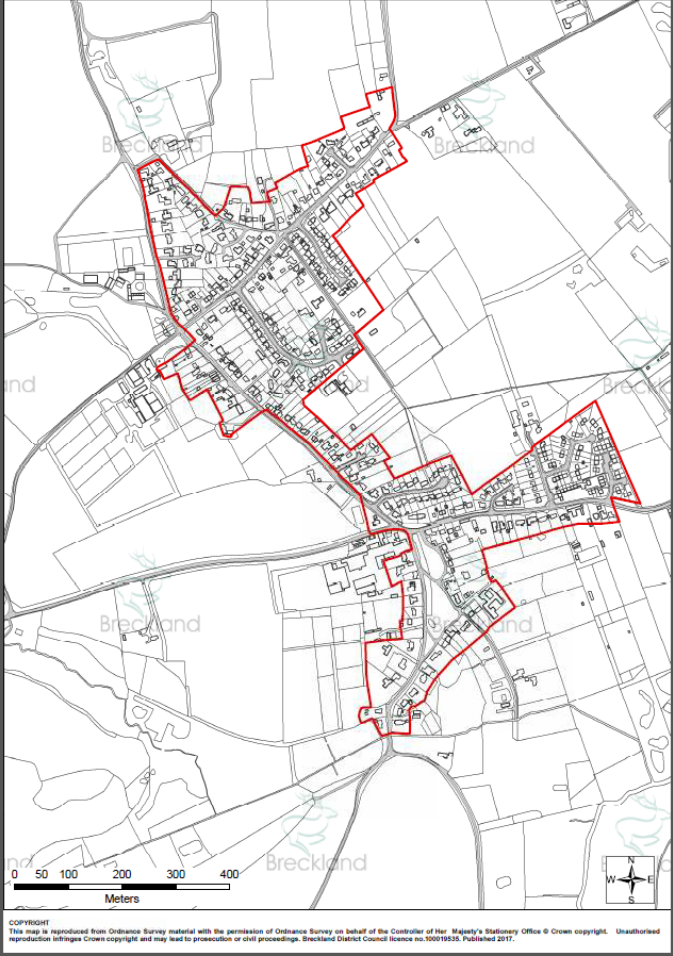
		ENV 06 Trees, Hedgero ws and Developm ent	'Where the loss of trees is accepted...' with "where the loss of a protected tree is accepted..."	protected tree (as opposed to trees) should be replaced with at least a single tree and that loss of protected hedgerow should be replaced, where possible, in recognition that losses must be adequately compensated for.
MIN/E/07/A	167	Paragraph 5.60	Include the following sentence at the end of the paragraph: <u>In addition the record includes a number of non-designated assets.</u>	To provide greater clarity
MIN/EE/AE1/A	178	Picture 6.1	Amend the title of picture 6.1 to the following: <u>Summary of Attleborough Allocation Map – Attleborough Employment Allocation</u>	To provide clarity regarding the content of the map.
MIN/EE/AE1/B	179	Attleboro ugh Employ ment Allocation 1	Amend first sentence of the policy: Land amounting to <u>at least</u> 10 hectares..."	To provide consistency with all other allocations within the plan.
MIN/EE/EC02/A	183	EC 02	Amend site reference in policy criterion 1: "1. Within the area LP[087]010 <u>A</u> "	To correct a factual error within the document.
MIN/EE/SWE/A	188	Map 6.3 Swaffham Saved Employ ment Allocation s	Map 6.3 to be updated with the proposed settlement boundary	To provide consistency with the Policies Maps



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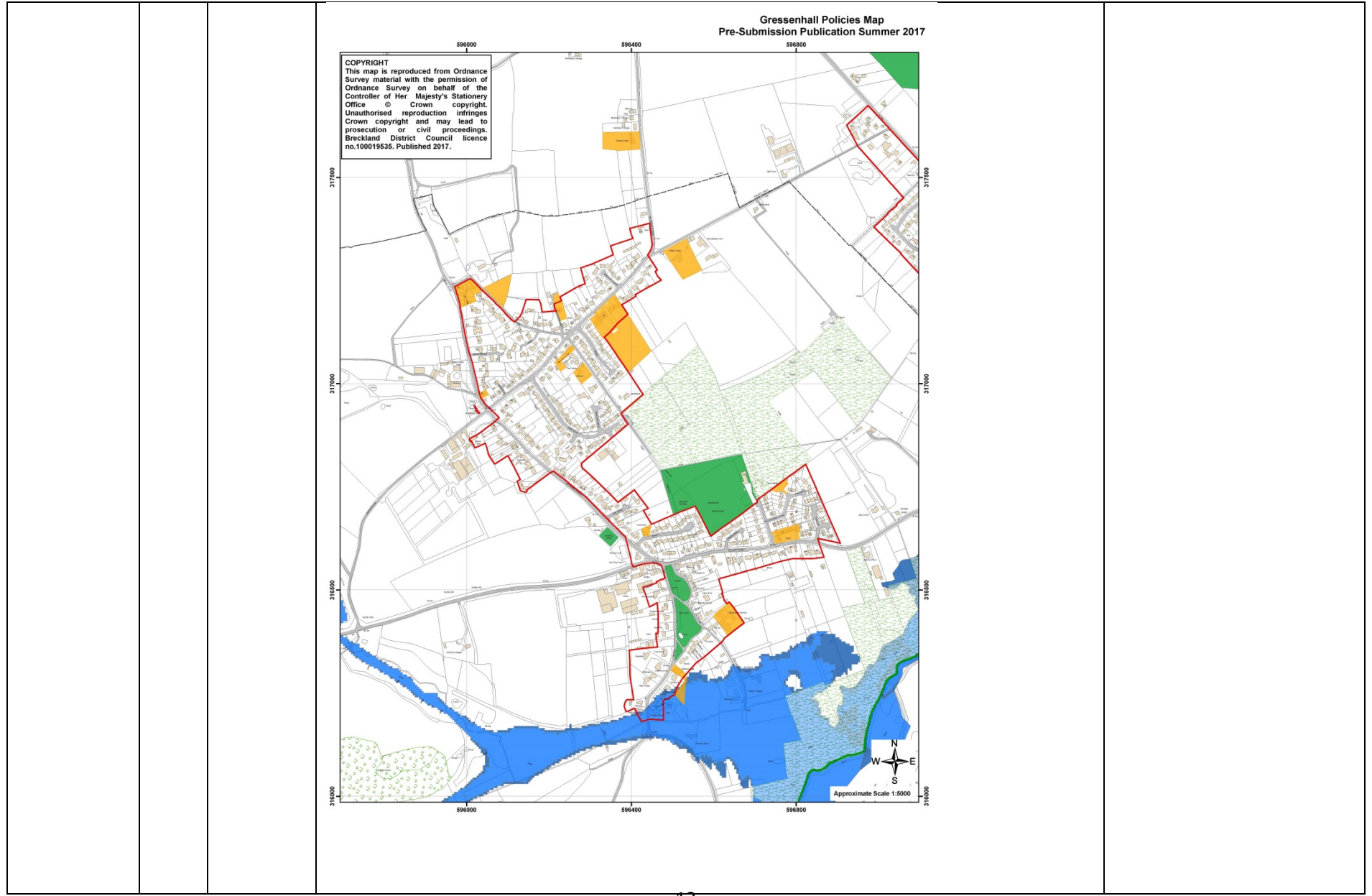
			 <p><small>COPYRIGHT This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council licence no.10001655. Published 2017.</small></p>	
MIN/EE/06/A	209	6.95	Last word of second sentence. Replace EC02 with EC05	Factual error.
MIN/C/COM 04/A	221	COM 04	Amend 2 nd paragraph of Policy COM 04 ...will be supported in accordance with the <u>development location</u> strategy where...	To ensure consistency in the document.

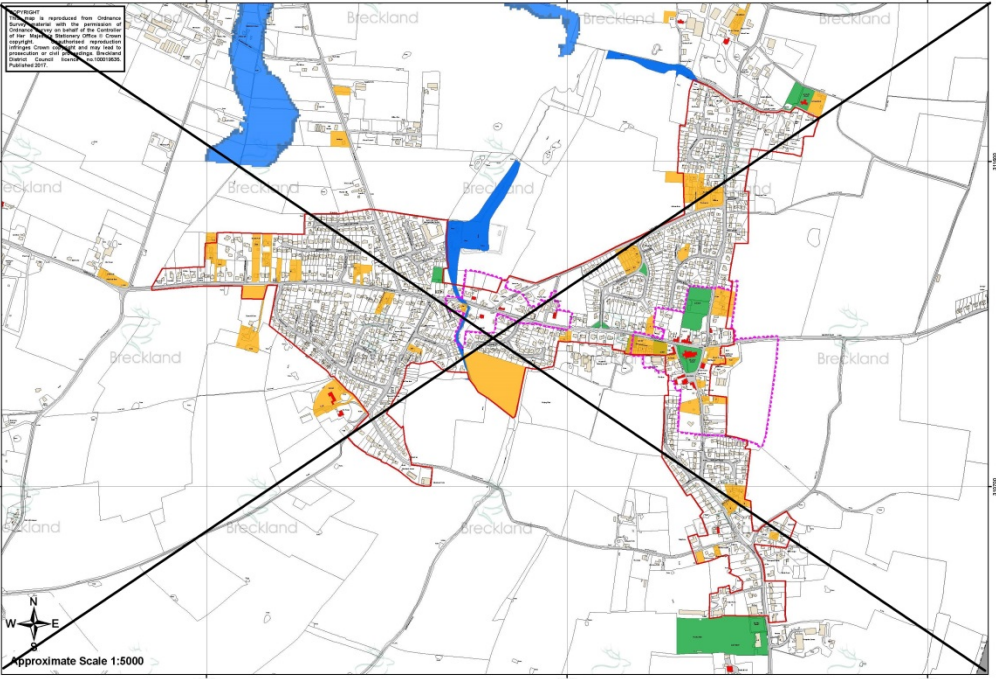
APPENDICES				
MIN/APP/3/A	236	Map.5 Gressenh all Settleme nt Boundary	Map 5 shows Beeston and not Gressenhall settlement boundary	Change to show Gressenhall settlement boundary as in the policy map.
			 <p><small>COPYRIGHT This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Breckland District Council Service no.100019330, Published 2015</small></p>	

					
MIN/APP/4/A	250	Appendix 4, Table 1	Correct the error with table alignment		To ensure the text appears clearly.
POLICIES MAPS					
MIN/MAP/L/A		Legend	Amend wording as follows: Attleborough Proposed Link Road (<u>Indicative</u>)		To ensure that the wording reflects Map 2.1 and Picture 6.1 in the Local

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<p>MIN/MAP/A /A</p>		<p>Attleborough Policies Map</p>	<p>Update Attleborough policies maps to reflect policies within the Attleborough Neighbourhood Plan.</p>	<p>Plan. To ensure that the Local Plan reflects the policies of the made Neighbourhood Plan.</p>
<p>MIN/MAP/G /A</p>		<p>Gressenhall Policies Map</p>	<p>Show only Gressenhall settlement boundary.</p>	<p>To be consistent with other policies maps.</p>

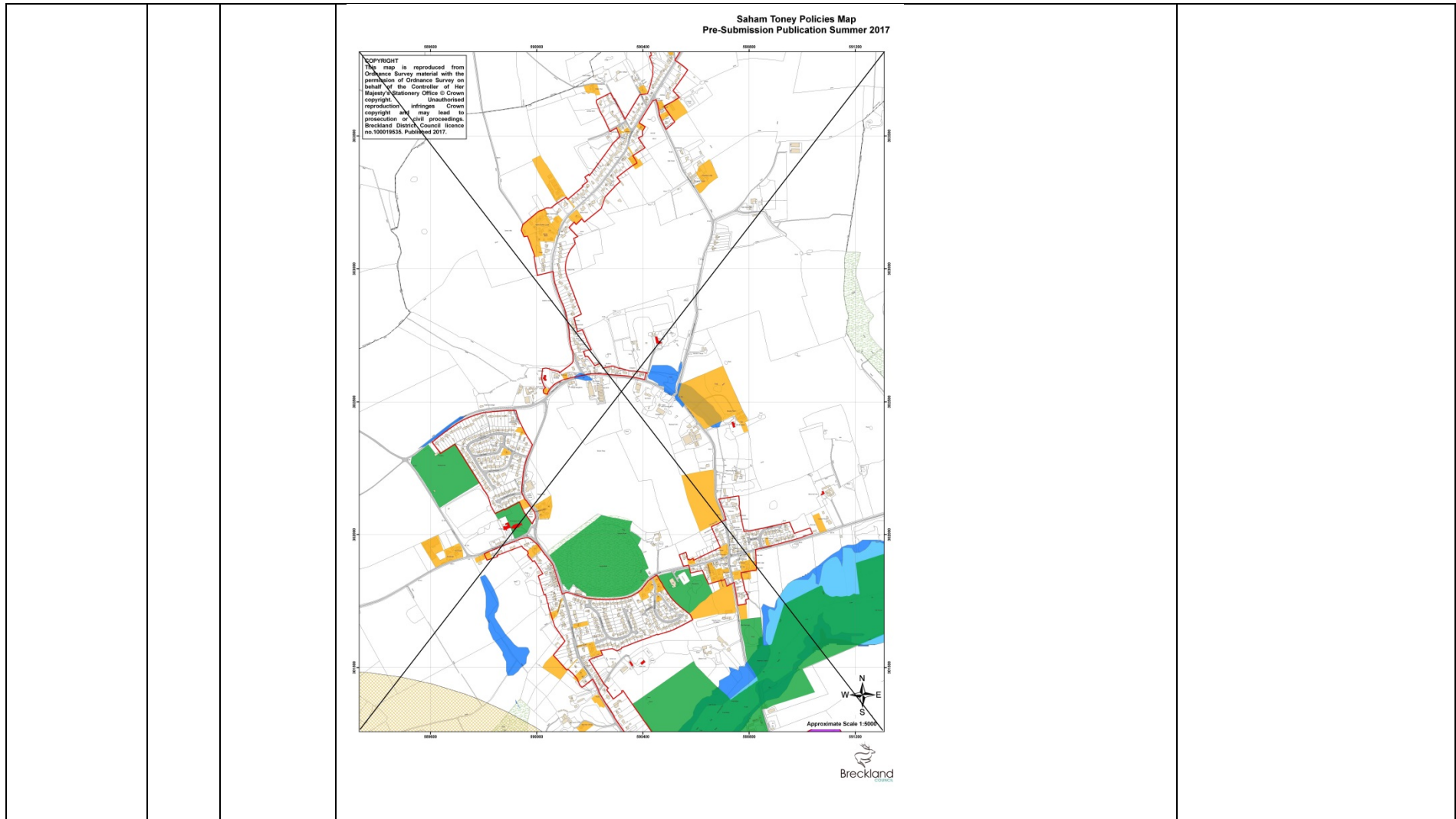


<p>MIN/MAP/ M/A</p>		<p>Mattishall Policies Map</p>	<p>Add Local Green Space designated through the Neighbourhood Plan to the Policies Map.</p> 	<p>To accurately reflect the policies within the Mattishall Neighbourhood Plan</p>
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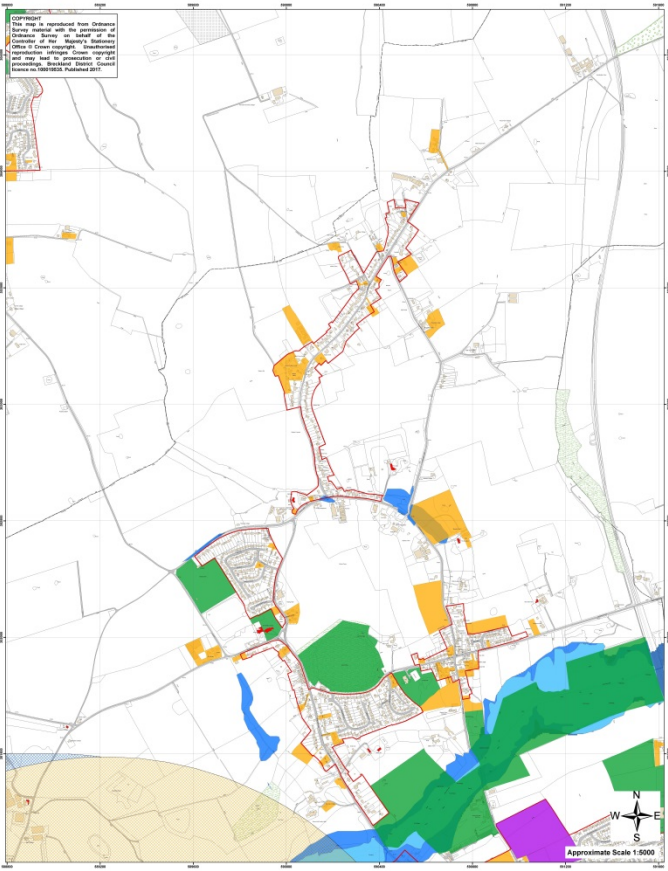
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<p>MIN/MAP/S T/A</p>		<p>Saham Toney Policies Map.</p>	<p>Ensure that entirety of the settlement boundary is included on the policies Map.</p>	<p>To be consistent with other policies maps.</p>

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			<p style="text-align: center;">Saham Toney Policies Map Pre-Submission Publication Summer 2017</p> 	
SUSTAINABILITY APPRAISAL				
MIN/SA/Sh/A	SA page 480	SA objective Shipdham site LP[085]01	Criteria 6 = + Criteria 7 = o Criteria 8 = o Criteria 9 = o	Fields missing from the SA when the document was exported.

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