

MATTER/ POLICY NO.	MATTER DETAILS	Homework (H)/Modific ation (M)	SUBJECT AREAS	WORK REQUIREMENTS
Matter 5	Housing: the settlement hierarchy and spatial distribution	M	GEN 05	Para 2.52 and second para of policy - amend reference to protection of the countryside to align with NPPF para 17 - recognising the intrinsic character and beauty. Change first para of policy to refer to 'relevant', as opposed to other Local Plan policies. Amend list to refer to Policy HOU 14 'Rural Workers' as opposed to 'Agricultural Workers Exceptions'. In policy - Last sentence before list add 'but not necessarily restricted to:'
		M	HOU 02	Revise figures for commitments and not superseded housing allocations. Refer to the figures as the "minimum" number.
		H	Appendix 5 PD05A - HOU 04	Update figures in HOU 02 to reflect the methodology. Consider whether this has any effect on the need for site allocations.
Matter 5	Housing: the settlement hierarchy and spatial distribution of new housing (cont.)	H	Planning applications	Look at allocations on Griston Road, Watton for 37 dwellings and Eccles Road, Quidenham for 24 dwellings to see if permissions are still live as they are from 2012 and 2013. If so check their deliverability.
		M	HOU 03	Amend first sentence to "development outside of the boundaries of the..." Criteria 2 working should be amended to state that "the number of dwellings in the settlement should not significantly exceed the housing target." Amend the last sentence in regards to Custom and Self build.
			HOU 04	<b>Inspector will formally write to council with regards to any recommended modifications to HOU 04.</b>

		M	HOU 05	<b>Inspector will formally write to council with regards to any recommended modifications to HOU 05.</b>
Matter 6	Affordable Housing	M	6.5	Add the modification as written in the Council's response to the Inspectors question 6.5 to the main mods table.
		M	6.6	Add a draft modification to the policy which includes the reference to the £50,000 commuted sums (currently in the supporting text) ensure there is a caveat so that it links to the viability study or successor evidence.
		M	6.7	Add the modification as written in the Council's response to the Inspectors question 6.7 to the main modifications table.
		M	6.8	Explicit reference to tenure split 70:30 in the policy with link to the SHMA or successor document.
		M	HOU 07	Add a clause to state that the definition of affordable housing for the purpose of this policy is the definition contained in the NPPF.

		M	HOU 14	Combine criteria e and g but keep reference to scale and design. Include two further paragraphs as a footnote to policy with an asterisk after "100%" in criterion A. Remove criterion H and create new paragraph. Schemes will be supported where there is a need for specialist housing.
Matter 7	Other Housing Matters	H	7.1 & 7.2 and Policy HOU 09	Review policy and/or supporting text in terms of how the Council are meeting the need for C2 dwellings. Provide clarification of how the C2 need figure given in the CNSHMA will be met in the supporting text.
		H	7.3	Clarify the meaning of a "major development."
		MM	HOU 11	Minor modification to paragraph 3.99. Change date from 2010 to 2017 regarding the Habitats Regulation Assessment (HRA).
		M	HOU 11	Remove last sentence of policy. This matter is dealt with in ENV 07.
		M	Page 53	Change title "Barn Conversions" to "Conversions of Buildings in the Countryside" to be consistent with Policy HOU 12.
		MM	3.101	Refer to most recent General Permitted Development Order as opposed to the Order from 2015.

		M	HOU 13	Change title to "Rural Workers" and do the same for the heading above paragraph 3.103 on page 54 currently named as "Agricultural Workers Exceptions."
		M	HOU 13	Remove final bullet point.
Matter 9	Economic Development	H	9.1	Check figures in Table 3.13 in the Authorities Monitoring Report (2017) figures to see how they were calculated as it does not match with the 64 hectares. Check figures in table 2.6 in Employment Study update on concealed households. This table refers to 565 dwellings. Check if that was the OAN baseline figure (i.e. before 1.5% concealed households and 8.5% market signals applied).
		M	EC 01	Remove reference to not superseded policies from policy EC 01 but add reference to them in the supporting text.
		H	EC01	Inspector to advise if any changes are required to the Policy in terms of requiring an early review.
		M	EC 02	Remove first sentence making reference to EC 03 regarding General Employment Areas (GEAs) to avoid duplication.
		M	EC 03	Merge bullet points 2 and 4 'are compatible and do not constrain the operations of adjoining businesses'.

		M	EC 03	Include a definition for "mixed-use development" in the supporting text.
		M	EC 03	Amend policy to refer to sites in the GEAs being protected for employment use, unless it can be demonstrated that they are no longer viable or feasible for such use. Include in supporting text a suitable marking period (12 months)
		H	EC03	Consider whether the policy should apply to all employment sites and not just those in the GEAs.
		M	EC 03	Provide clarification in policy and supporting text linking criterion A to "mixed-use development." Include an asterisk after "town centre use" to link the criterion to the supporting text. Include in the supporting text when it might be appropriate to allow a GEA to be developed for other uses.
		M	EC 03	Delete final bullet point 'are capable of re-instatement for business and industrial use.'
		M	EC 04	Refer to latest General Development Order as opposed to one from 2015.
		M	EC 07	Separate last sentence of policy and make own paragraph.

		M	EC 07	Revise text to include clause: "...unless the proposal can be demonstrated it is appropriate to a rural area and it can meet the plan's policies."
Matter 10	Economic Development Site Allocations & Boundaries	H	Snetterton	Produce a paper: 1) provide details on the full picture of Snetterton 2) why is the approach to Snetterton different to the approach to other GEAs in the district 3) provide clarity on how GEAs have been defined.
		M	Attleborough Employment Allocation 1	Amendment the suggested policy requirement: "4. Development proposals will be informed by the presence of designated and non-designated heritage assets and their settings. The scheme design will seek to conserve or, where possible, enhance the setting of heritage assets," removing and replacing with or in the proposed modification.
Matter 11	Town and Retail Strategy	M	Table 6.3	Remove table
		M	EC 05	Revise figures in table of policy EC 05 to link to updated evidence in the Lichfields Retail Study - Second Addendum
		H	Retail Study - Second Addendum	Add document to examination library
		M	EC 05	Clarify the policy requirement in relation to retail need for the Attleborough and Thetford SUE's (second to last paragraph) of policy

Matter 12	Environment	M	ENV 01	Include proposed modification to policy: "where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure, compensatory provision will be required in the form of new and/or enhancements to the existing green infrastructure. Where appropriate, the Council will seek to secure through planning obligations provision for the future management and/or maintenance of green infrastructure. Developments that fail to exploit opportunities..."
		H	Norfolk Strategic Framework	Send final version of Norfolk Strategic Framework to the Inspector
		M	ENV 01	Consider the best approach to making reference to strategic green infrastructure corridors from NSPF. Take a holistic view of the policy in this regard.
		M	Green Infrastructure	Make reference in the supporting text to existing and future Green Infrastructure studies and the link to neighbourhood plans.
		M	ENV 02	Make reference to the Habitats Regulations Assessment (HRA) in the 1st paragraph. Move 2nd and 3rd paragraphs from policy to the supporting text. Remove last sentence of paragraph 6 and create new sentence which clarifies the requirement for biodiversity net gains in a separate paragraph. Where seeking net gains add "where appropriate" to ensure the requirement is proportionate.

		M	ENV 03	Add Council's view of the implications of the "People Over Wind" case and send to Programme Officer to give to Inspector.
		H	Statement of Common Ground	Provide statement of common ground with RSPB. A further session will be required following this being submitted.
		H	ENV 04	Take a holistic view of the policy and revise. Include some wording on parish involvement. Find best approach to making reference to the dual use of SuDS.. Include definitions of spaces to promote flexibility, but providing a steer on known national standards – remove dwelling thresholds, but include size recommendations.
		M	"Local Green Space"	Make reference to Neighbourhood Plans in the text under heading "Local Green Space" on page 162
		M	ENV 05	First sentence: remove the word "protected." Second paragraph, first sentence: remove reference to "release of land in Breckland." Paragraph 3, last sentence: change ending to "all development would result in an unacceptable change in the landscape character."
		H	ENV 06	Clarify the requirement in criterion a. of the policy with the Councils Tree Officer to understand implications of removal

		M	ENV 06	Paragraph under criterion b: replace "of a similar size" with "suitably compensated for taking into account the size and condition of the tree."
		M	ENV 09	Refer to flood zones 3A and 3B in paragraph 4 starting with "proposals for vulnerable development in medium and higher flood risk..." Remove penultimate paragraph. Replace with wording which refers to exceptions test in the appropriate way. Add further information regarding requirement for flow rates and volumes to the last paragraph of policy.
		H/M	ENV 10	Send Warwick and Central Lincs inspector's reports to Inspector as a package with a review of the policy. Remove reference to on shore windfarms. Include wording on Neighbourhood Plans being able to identify suitable areas. Remove words "flicker" and "overbearing" in point ii. Give a holistic view of the policy.
		M	GEN 1	Include an extra bullet point on the cumulative effects.

Matter 15	Historic Environment	M	ENV 07	Modify proposed modification to policy: Change "national" to "nationally" in first sentence of first paragraph. Add the word "and between "gardens and "conservation areas" in the first paragraph. Add "or wherever possible" after "will be conserved" and change "will" to "should" in first paragraph. Change "be expected to" to "should" in second paragraph. Change first sentence of third paragraph to "the conversion of listed buildings for economic or residential purposes..." Remove last paragraph.
		M	ENV 08	Modify proposed modification to policy: Change first sentence to "development should be expected to conserve or, wherever possible, enhance the character..." Change first sentence of second paragraph to "the conversion of non-designated buildings, identified in the Norfolk Historic Environment Record, of particular architectural..." Also make reference to the NPS.
Matter 16	Communities and Design	H	General	Inspector will formally write to Council on his thoughts as to whether there needs to be additional policy wording to cover the consideration of any new health facilities.
		M	GEN 1	Modify first sentence of last paragraph to "where there are no Development Plan Policies relevant to the application..." In same sentence, remove "...unless material considerations indicate otherwise..." Include "silent or absent" in final paragraph.

		M	GEN 2	In second sentence of second paragraph, change to "development of poor design, that does not respect or improve..."
		H/M	COM 01	Refer to "subject to viability" in policy. Council to consider making changes to supporting text to suggest when a design review is required but Inspector will review whether changes are required to the policy itself. Consider the need for what was meant by "In some cases..." with respect to Design Review. It needs to be more precise about what the circumstances would be for triggering a design review.
		M	COM 02	Convert three first bullet points into a short statement. In point i, change to "Health Impact Assessment where there are considered to be significant health impacts." Consider wording of the last paragraph of the policy. Revise 7.18 of supporting text and edit first sentence to read "Development where this likely to be clear health implications will require a formal Health Impact Assessment. They will normally be, but not limited to, large and complex proposals."

		M	COM 03	Change first sentence of first paragraph to "for all new development consideration will need to be given to general amenity impact issues, especially living conditions." Change third sentence of first paragraph to "in assessing the impact of development, especially on the living conditions of occupants, regard will be had..." Separate criteria 1 onto two, one for existing dwellings and one for proposed dwellings. Change "residential amenity" to "living conditions" in first paragraph.
		M	Community Facilities	In supporting text under heading "Community Facilities" on page 219, change first sentence to "The Local Plan aims to support thriving rural and urban communities" (therefore end of sentence has been removed). Look at whole paragraph and redraft to relate to urban as well as rural.
		M	COM 04	Remove first sentence, last sentence, "or" from second bullet point and third bullet point entirely. Remove "...in accordance with the development strategy..." from second paragraph.
Matter 17	Transport	M	TR 01	Change point b to "locating development so as to ensure wherever possible, new development is close to public transport and makes provision for improved transport."

		M	TR 01	Add supporting text around the perceptions of safety
		M	TR 01	<p>Include the following wording for point b:  "locating development so as to ensure wherever possible, new development is accessible by sustainable modes of transport and makes provision for improved public transport."</p> <p>Remove the final paragraph as this is repeated in TR02</p>
		M	TR 02	<p>Amend last bullet point to say "do not compromise highway safety." Amend last paragraph to include, after the word "network;", "and demonstrate how they will maximise connectivity (GEN 2 bullet point 4) so that developers take into consideration..." After "...expected to produce Transport Assessments..." include "based on an appropriate transport methodology."  "...based on an appropriate methodology..." (i.e. lose the word transport).</p>
Matter 18	Infrastructure	M	INF 01	Make reference to historic environment in the first bullet point.

		H/M	INF 02	<p>Revise first sentence of policy as follows: "The Council will secure site specific development contributions from developments of 11 or more dwellings in order to properly service, manage and mitigate the impact of development, subject to viability, which:" With regards to 18.4 on matters statement, consider whether this is a planning matter or not. Reword point 4 to make clear it is related to the wider highway network. Change bullet point 7 to "The delivery of environmental infrastructure (biodiversity management, landscaping, flood defences, SuDS, waste management) and where necessary their maintenance;" Provide evidence of why a lower threshold is acceptable. Add paragraph (found in statement of common ground with Anglian Water) though removing wording on planning conditions as it goes against point 2 at top of policy.</p>
Matter 19	Monitoring Framework	M	Implementation Strategy	<p>Review figures at para 8.19 bottom of page 225 in Pre-Submission Publication. Replace wording in 8.20 on page 226 with underlined wording on page 2 of the "Matter 19 Monitoring Framework" Council's hearing statement. Make amendment to this wording by adding "where appropriate" to the end of the second paragraph and remove "a review" in point 1 and replace with "an assessment."</p>