

Local Development Framework

Development Management Policies DPD

Comprehensive Schedule of Changes Proposed to the DPD by the Authority

August 2011



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This schedule has been prepared for further consultation following the Examination Hearing into the soundness of the DPD and includes all proposed changes including:

- Minor changes to the DPD proposed by the Authority with the submission of the DPD;
- Changes proposed in response to the Inspector's preliminary questions for the Authority (26 May 2011)
- Changes proposed in response to the Inspector's Schedule of Matters and Issues for Examination (July 2011)
- Changes proposed arising from the Examination Hearing (12-13 July 2011)

For clarification, the Authority consider all changes proposed herein to be minor in nature and not to affect the soundness of the DPD.

A further Sustainability Appraisal and Appropriate Assessment have been prepared in relation to this Schedule of Changes, and form part of the consultation on it.

The proposed changes are expressed in the form of ~~striketrough~~ for deletions and in **bold** for additions to the text.

The page numbers and paragraph numbering below refer to the submission DPD and do not take account of the deletion or addition of text.

Page no.	Paragraph/Policy	Proposed Change
Front Cover	Document Title	Add " 2011-2021 " after "Development Management Policies DPD"
Pages 4-7		Delete entire 'PREFACE' section
Page 9	Paragraph 1.6	At end of paragraph, add Final consultation took place on the proposed Submission (Publication) DPD between December 2010 and January 2011.
Page 9	Figure 1	Adjacent box entitled "Submission of the Development Management Policies DPD, replace February 2011 with March 2011. "
Page 12	Paragraph 2.4	Amended paragraph 2.4: The East of England Plan (the Regional Spatial Strategy for the East of England (RSS) was published in May 2008 and hitherto forms the top tier of the Development Plan for the region. It provides the direction for development for the Eastern Region and the Development Management Policies DPD is required to be in general conformity with the objectives and policies contained within the East of England Plan. However, on 6 th July 2010 the Secretary of State revoked all Regional Strategies; there is now no regional, strategic tier of planning policy and the RSS no longer forms part of the statutory Development Plan. At the time of submitting this DPD to the Secretary of State, the Government has indicated an intention to abolish the East of England Plan through provisions in the Localism Bill. Nevertheless, unless and until it is abolished, it remains part of the Development Plan.
Page 14	Table 1	Amended section entitled "CS18: Rural Sustainability", in second column (DP22): Development Settlement
Page 14	Table 1	Amended section entitled "CS24: Residential Development and the Local Community", in second column (DP22): Development Settlement
Page 15	Paragraph 2.11	Amend Line 3: Development Settlement
Page 15	Paragraph 2.11	Amend Line 5: alongside a Location or Site Specifics Policies Development Plan Document
Page 15	Paragraph 2.11	Amend Line 6: development settlement
Page 15	Figure 2	Amend left hand box: Location or Site Specifics Policies
Page 17	Policy DP1	Amend after second paragraph with addition and deletion as follows: Where it is anticipated that a development could affect the integrity

		<p>of a Special Protection Area (SPA), Special Area of Conservation (SAC) or Ramsar Site, either individually or cumulatively with other development, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations), specific to the development, will be undertaken. If adverse impacts on the integrity of the site and its qualifying features are predicted, measures to mitigate for these effects will be implemented. If it is not possible to mitigate for adverse effects, the development will not be permitted.</p> <p>Development that could affect the integrity of a Special Protection Area (SPA), Special Area of Conservation (SAC) or Ramsar Site, either individually or cumulatively with other development, will only be permitted where it can be demonstrated to the satisfaction of the competent authority that the implementation of measures to mitigate the effects of the development on the site would avoid or overcome any adverse impact on the integrity of the site and its qualifying features.</p>
Page 17	Paragraph 3.6	Amend Line 3: ...two Special Areas of Conservation (SAC), two Ramsar sites , three Special Protection Areas (SPA),...
Page 18	Paragraph 3.10	Amend as follows: ...the Habitats Directive Regulations
Page 18	Paragraph 3.11	Amend as follows: protected by the Habitats Directive Regulations , and
Page 19	Policy DP2	Amend as follows: ...result in the loss of, a-significant landscape heritage or a feature...
Page 21	Paragraph 3.19	Amend Line 2: ...do not unnecessarily damage geodiversity...
Page 21	Policy DP3	Amend first paragraph: Sufficient water infrastructure capacity to meet the additional requirements arising from a development should be in place before the development commences is occupied. Development will only be permitted where it can be demonstrated that it will not have an adverse impact on surface or ground water in terms of quality and quantity. This should include the requirements of the Water Framework Directive and Habitats Regulations .
Page 21	Policy DP3	Amend fifth paragraph: All new development should address surface water run-off. Sustainable Drainage Systems (SuDS) should be used unless, following adequate assessment, soil conditions and/or engineering feasibility dictate otherwise. Surface water run-off proposals should

		address the requirements of the Flood and Water Management Act 2010.
Page 22	Paragraph 3.23	Amend Line 10: ...by soakage into the ground. An Environmental Permit or exemption Consent will be required...
Page 23	Policy DP4	Amend paragraph (h): ..use and climate change (including change in water level) . In particular, dwelling houses..
Page 24	Paragraph 3.30	Amend Line 5: ...Accessibility to Water; DP28: Amenity and DP29:...
Page 27	Policy DP7	Move paragraph starting ‘An energy statement should accompany..’ to (c) as follows: Off-site provision may be acceptable where it can be demonstrated that this would have a greater benefit.; An energy statement should accompany applications to demonstrate, in terms of energy efficiency and renewable energy, how the target of 10% renewable or low-carbon energy is to be met;
Page 27	Policy DP7	Amend (d): Maximise the use of energy efficiency and energy conservation measures in its design, layout and orientation to reduce overall energy demand.; This should be demonstrated by an energy statement; and
Page 28	Paragraph 3.42	Line 6: delete “ The now revoked RSS policy ENG1 set... ” and replace with “RSS policy ENG1 sets”
Page 29	Paragraph 3.47	Line 3: delete “ The EU Renewable Energy Directive (2009) requires the UK to secure at least 15% of its energy usage from renewable sources by 2020 ” and replace with “The UK Renewable Energy Strategy (2009) includes the UK’s legally binding renewable energy target of 15% by 2020. This is part of a wider suite of strategies within the UK Low Carbon Transition Plan. ”
Page 34	Paragraph 4.6	Line 6: delete “ Guidance on the level of detail which is required is set out in the Department of Transport’s Guidance on Transport Assessments. ” And replace with “ Further guidance is available in the Department for Transport’s Good Practice Guidelines; Delivering Travel Plans through the Planning System, and from Norfolk County Council. ”
Page 35	Policy DP12	After paragraph (c) insert new paragraph: “ (d) Would not prejudice the current or future use of adjoining land or buildings. ”
Page 37	Paragraph 4.15	After end of paragraph add: “ If a proposal is considered in the context of Policy DP13 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment

		undertaken.”
Page 37	Policy DP14	Line 2: replace “ settlement ” with “ development ”
Page 37	Policy DP14	Line 4: after “sailing” add “ or similar ”
Page 37	Policy DP14	After (e) new paragraph The requirement to demonstrate a need to be located in open countryside does not apply to farm diversification development to provide tourist accommodation.
Page 38	Paragraph 4.19	Line 4: after “development”, new sentence: This requirement does not apply to farm diversification projects providing tourist accommodation (which will be considered against policy DP15 and/or DP21)
Page 39	Paragraph 4.22	Line 9: delete “a” and replace with “ an independent ”
Page 40	Paragraph 4.24	After paragraph 4.24, insert new paragraph: “ If a proposal is considered in the context of Policy DP15 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page 40	Policy DP16	Paragraph (c): delete “ and adequate access to local facilities within walking distance ” and replace with “ or adequate access to local facilities in the vicinity; ”
Page 41	Paragraph 4.25	In bracketed note at the end of the paragraph, after “addressed” insert “ separately ”.
Pages 41and 42	Paragraph 4.29	Delete last sentence: “ Proposals for mooring basins or marinas that have the potential to have an effect on the integrity of a protected site would not be in accordance with the Development Plan. ” and replace with: “ If a proposal is considered in the context of Policy DP16 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken ”
Page 44	DP18	Line 1: After “Sites” add “ and properties ”; delete “ as defined on the Proposals Map ”
Page 44	DP18	Paragraph (a) delete “and” and add “ or subject to demonstrating that such uses are unviable:
Page 44	DP18	Paragraph (b) delete “ leisure or ”
Page 44	DP18	Second paragraph: after “Alternative uses” insert “ not falling within (a) and (b) ”
Page 44	DP18	Paragraph (g) after “the site” add “ or property ”

Page 44	Paragraph 5.8	<p>Additions and deletions to paragraph such that new paragraph 5.8 reads as follows: The policy establishes a sequential approach to protecting general employment sites and properties and to permitting their change of use or redevelopment to other uses. To prevent the loss of established employment sites and properties, proposals to redevelop themsuch sites to alternative uses related to sustainable tourism and recreation or community facilities will only be permitted if it can be demonstrated that employment uses (uses within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010) are unviable. Only then will alternative uses be permitted, again subject to demonstrating that employment, tourism, recreational or community uses would be unviable. Applications should be when accompanied by a statement completed by an independent chartered surveyor which demonstrates that employment uses are not viable. This statement should provide an assessment of the current and likely future market demand for the site or property, attempts to market itthe site during the previous 12 months and its the value of the site. The level of detail and type of evidence and analysis presented should be proportionate to the scale and nature of the site and/or property premises in question.</p>
Page 45	Paragraph 5.10	Line 4 after “site” add “ or property ”
Page 45	Paragraph 5.10	After paragraph 5.10, insert new paragraph: “ If a proposal is considered in the context of Policy DP18 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page 45	Policy DP19	Paragraph (c): delete “nature or volume of traffic in the area;” and replace with “ local transport network; ”
Page 45	Paragraph 5.12	Line 9: delete “ increase in ” and replace with “ impact on the transport network or unacceptable levels of “
Page 46	Paragraph 5.14	After paragraph 5.14, insert new paragraph: “ If a proposal is considered in the context of Policy DP19 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page 47	Paragraph 5.17	After paragraph 5.17, insert new paragraph: “If a proposal is

		considered in the context of Policy DP20 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken.”
Page 48	Paragraph 5.23	After end of the paragraph (after “biodiversity.”) insert: “ If a proposal is considered in the context of Policy DP21 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page 48	Policy DP22	In policy title: replace “Settlement” with “ Development ”
Page 48	Policy DP22	First paragraph, line two: replace “settlement” with “development”
Page 48	Policy DP22	Delete second paragraph “Priority will be given to the development of previously developed land, subject to the provisions of this and other policies of the Development Plan. Replace with Exceptionally, more than five dwellings may be acceptable where the settlement is of a scale and character that could accommodate larger development without adverse impacts or where substantial environmental enhancement will result, particularly when the site is previously developed.
Page 48	Policy DP22	Third paragraph, line one: replace “settlement” with “ development ”
Page 49	Paragraph 5.26	Line 4: delete “Settlement boundaries in the Local Plan and subsequently in the LDF Proposals Map are drawn only around those settlements that are deemed sustainable and which meet these objectives. Such settlements will include a good level and range of services and facilities including most if not all of the following: primary school; convenience store; employment or access to employment; public transport provision; village or community hall or similar facility.” and replace with: “ The Site Specific Policies DPD will identify settlements, and boundaries for these, that are deemed sustainable and which meet these objectives, and when adopted will replace the current Local Plan development boundaries. ”
Page 49	Paragraph 5.27	Line 1: replace “settlement” with “ development ”
Page 49	Paragraph 5.28	Line 1: replace “settlement” with “ development ”
Page 49	Paragraph 5.28	After paragraph 5.28, insert new paragraph: “ If a proposal is considered in the context of Policy DP22 to potentially have an effect on an internationally designated site then it will need to be considered

		against the Habitats Regulations and a project level Appropriate Assessment undertaken.”
Page 50	Policy DP23	First paragraph, Line 1: replace “settlement” with “development”
Page 50	Policy DP23	Second paragraph, Line 1: replace “settlement” with “development”
Page 50	Paragraph 5.29	Line 2: after “Councils” insert “ (in both Norfolk and Suffolk) ”
Page 50	Paragraph 5.29	Line 4: after “Great Yarmouth,” insert “ Lowestoft ”
Page 51	Paragraph 5.33	Line 7: delete “ established settlements ” and replace with “ development boundary ”
Page 51	Paragraph 5.33	Line 9: before “boundaries”, insert “ development ”
Page 51	Paragraph 5.33	Line 10: delete “ established settlements ” and replace with “ development boundaries ”
Page 51	Paragraph 5.35	After paragraph 5.35, insert new paragraph: “ If a proposal is considered in the context of Policy DP23 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page 51	Policy DP24	Line 1: replace “settlement” with “development”
Page 52	Paragraph 5.36	Line 5: replace “settlement” with “development”
Page 52	Paragraph 5.37	After paragraph 5.37, insert new paragraph: “ If a proposal is considered in the context of Policy DP24 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page 52	Policy DP25	Paragraph (a), line 2; delete “settlement” and replace with “ development ”
Page 52	Policy DP25	Paragraph (a), last line: delete “ within walking distance. ” and replace with “ in the vicinity. ”
Page 52	Policy DP25	Insert additional paragraph: “ (b) Would not result in the loss of moorings available to visitors/short stay use; ”
Page 53	Paragraph 5.40	Line 5: after “boatyards in..” insert “ or adjacent to ”
Page 53	Paragraph 5.40	Line 6: after “defined” delete “ settlements ” and insert “ development boundaries ”
Page 53	Paragraph 5.41	Line 2: delete “site” and replace with “ project ”
Page 54	Policy DP26	Line 2: after “will be permitted” insert “ outside the defined development boundaries ”
Page 54	Policy DP26	Paragraph (a) after “demonstrable” insert “ existing ”
Page 54	Policy DP26	Paragraph (c) Line 2 after “three years” delete “ and is capable of being ”

		sustained for a reasonable period of time and insert “, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so; ”
Page 54	Policy DP26	Paragraph (j) delete “The worker is required while a farm, forestry business, boatyard, organised recreation or tourist facility develops sustainable economic viability; and replace with “ There is clear evidence that the proposed enterprise has been planned on a sound financial basis ”.
Page 54	Paragraph 5.44	Line 1: after “defined”, delete “settlement” and insert “ development ”
Page 54	Paragraph 5.45	Line 8: after “three years” delete “and is capable of being sustained for a reasonable period of time.” and insert “, profitable for at least one of them, currently financially sound and has a clear prospect of remaining so ”.
Page 55	Paragraph 5.45	At the end of paragraph 5.45, add “ If a proposal is considered in the context of Policy DP26 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page56	Paragraph 5.51	After paragraph 5.51, insert new paragraph: “ If a proposal is considered in the context of Policy DP27 to potentially have an effect on an internationally designated site then it will need to be considered against the Habitats Regulations and a project level Appropriate Assessment undertaken. ”
Page 57	Policy DP29	Second paragraph: delete “In addition to parts (a), (b) and (c) of the Exception Test, the following will be taken into account in consideration of that Test:” and insert “ The Flood Risk Assessment will need to meet the requirements of PPS25 and give consideration to the following: ”
Page 57	Policy 29	After paragraph (i) add new (non-bulleted) paragraph: “ Surface water run-off proposals should address the requirements of the Flood and Water Management Act 2010 ”
Page 58	Policy DP30	Delete Paragraph (b) and replace with “ (b) Community infrastructure (including police and fire service provision, community halls, sports facilities, education facilities and libraries); ”
Page 59	PolicyDP30	After paragraph (k) add new paragraph: “ (l) Conservation or enhancement of heritage assets. ”
Page 59	Paragraph 5.60	Line 2: after “towards” insert “ transport, police and fire service ”

			<p>condition.</p> <p>% of SSSIs in 'favourable' or 'recovering' condition.</p> <p>Number and extent of newly created habitats.</p>	<p>1% increase per annum</p>	
			<p>% of land having marked changes inconsistent with landscape character.</p>	<p>No increase</p>	
Page 63	Table 2: DP5, column 3	After "English Heritage" replace " and " with " or "			
Page 64	Table 2: DP9, columns 3 and 4,	Delete " None identified "			
Page 64	Table 2: DP10 columns 3 and 4	Delete " None identified "			
Page 65	Table 2: DP15 column 3	Add " Number of additional bed spaces created "			
Page 65	Table 2, DP15, column 4	Add " Maximise "			
Page 65	Table 2: DP22 column 4, paragraph 2	Delete " None identified " and Add " Zero "			
Page 65	Table 2:DP22, column 1	Replace "Settlement" with "Development"			
Page 65	Table 2:DP22, column 3	Replace "settlement" with "development"			
Page 65	Table 2: DP24 columns 3 and 4	Delete " None identified "			
Page 66	Table 2:DP26, columns 3 and 4	Delete " None identified "			
Page 67	Table 3/C6	Delete text in all three columns against C6			
Page 67	Table 3/C12	Delete text in all three columns against C12			
Page 67	Table 3/C14	Delete text in all three columns against C14			
Page 67	Table 3/C19	Delete text in all three columns against C19			
Page 68	Table 3/H1, column 3	Replace "Settlement" with "Development"			

Page 68	Table 3/H2, column 3	Replace "Settlement" with "Development"
Page 70	Table 3/below INF4	Insert new row as follows: Column 1 " INF5 "; Column 2: " Broadland Flood Alleviation Strategy "; Column 3: " Deleted "
Page 70	Table 3/INF8	Delete text in all three columns against INF8
Page 70	Table 3/TC4	Delete text in all three columns against TC4
Page 70	Table 3/TC5	Delete text in all three columns against TC5
Page 70	Table 3/TC12	Delete text in all three columns against TC12