

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN BROADLAND DISTRICT LOCAL PLAN  
(REPLACEMENT) 2006**

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the  
Secretary of State

A handwritten signature in blue ink that reads "T. Freathy". The signature is written in a cursive style with a large, looped 'y' at the end.

**Tim Freathy**  
**Deputy Regional Director of Development & Infrastructure**  
**Government Office for the East of England**  
**17 March 2009**

## SCHEDULE 1

### POLICIES CONTAINED IN BROADLAND DISTRICT LOCAL PLAN

#### (REPLACEMENT) 2006

| <b>Policy Ref.</b> | <b>Policy Subject</b>  |
|--------------------|--|
| GS1                | Restriction of development outside the settlement limits of the Norwich fringe parishes, market towns and villages                                 |
| GS2                | Conversion of buildings in the countryside   |
| GS3                | General Considerations relating to new developments  |
| GS4                | Requirement for adequate infrastructure to serve development   |
| GS5                | Institutions in large grounds  |
| GS6                | Development beyond the plan period – strategic reserve   |
| ENV1               | Protection and enhancement of environmental assets   |
| ENV2               | Layout and Design of Development   |
| ENV3               | Landscaping of Development   |
| ENV5               | Management of natural features and provision of compensating features for those lost through development.  |
| ENV6               | SSSI's, local nature reserves and national nature reserves   |
| ENV7               | Areas of local nature conservation importance, County wildlife sites, ancient woodlands and regionally important geological/geomorphological sites |
| ENV8               | Areas of landscape value   |
| ENV9               | Green spaces within the settlement limits  |
| ENV10              | Historic Parklands   |
| ENV11              | Commons  |
| ENV12              | Demolition of listed buildings   |
| ENV13              | Extension or alteration of listed buildings  |
| ENV14              | Setting of Listed Buildings  |

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| ENV16 | Protection and Enhancement of conservation areas   |
| ENV17 | Ancient monuments and Archaeological sites   |
| ENV18 | Sites of archaeological importance   |
| ENV20 | Evaluation of archaeological significance  |
| ENV22 | Advertisements   |
| ENV23 | Development proposals and water resources  |
| ENV24 | Development affecting the Broads Area  |
| HOU1  | Proposals for estate scale development   |
| HOU2  | Strategic sites  |
| HOU3  | Major housing development phasing  |
| HOU4  | Affordable housing within larger developments  |
| HOU5  | Individual or small groups of housing development within the settlement limits           |
| HOU6  | Housing density in estate scale developments   |
| HOU7  | Residential development outside the settlement limits (agricultural justification, etc.) |
| HOU8  | Removal of occupancy conditions  |
| HOU9  | Replacement dwellings outside settlement limits  |
| HOU10 | Variety of dwelling types, and housing to meet defined needs                             |
| HOU11 | Sub-division of plots  |
| HOU12 | Annexes to existing dwellings outside settlement limits                                  |
| HOU13 | The siting of residential caravans   |
| HOU14 | Change of use of a dwelling  |
| HOU15 | Sub-division of dwellings or change to institutional use                                 |
| HOU16 | New residential institutions   |
| HOU17 | New residential institutions outside settlement limits                                   |

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| HOU18 | Affordable housing on land not considered as suitable for housing              |
| HOU19 | Sites for travelling show people   |
| EMP1  | Strategic employment sites   |
| EMP2  | Retention of employment sites  |
| EMP3  | Working from home  |
| EMP4  | Small scale businesses within settlement limits                                |
| EMP5  | Employment in the countryside  |
| EMP6  | Employment activities outside of settlement limits or employment areas         |
| EMP7  | Replacement of existing employment premises outside settlement limits          |
| EMP8  | Agricultural development   |
| EMP9  | Diversification of farm enterprises  |
| EMP10 | Tourist facilities   |
| EMP11 | Tourist accommodation  |
| SHO1  | District centres outside the Norwich Policy Area                               |
| SHO2  | District centres in the Norwich Policy Area                                    |
| SHO3  | Local shopping areas   |
| SHO4  | Large convenience goods stores   |
| SHO5  | Role of Sprowston and Sweetbriar retail warehouse parks                        |
| SHO6  | New retail warehouses  |
| SHO7  | New small shops in designated areas identified in policies SHO1, SHO2 and SHO3 |
| SHO8  | Provision of new shops in settlement limits                                    |
| SHO9  | Farm shops   |
| SHO10 | Garden centres   |
| SHO11 | Public houses in villages  |

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| SHO12 | Loss of local convenience stores                           |
| SHO13 | Open air market and car boot sales                         |
| TRA1  | Protection of land for transport improvements              |
| TRA2  | Transport Assessments for planning applications            |
| TRA3  | Travel plans   |
| TRA4  | Pedestrian movement  |
| TRA5  | Cycle movement   |
| TRA6  | Routes used by vulnerable users                            |
| TRA7  | Developer contributions to public transport                |
| TRA8  | Parking Guidelines   |
| TRA9  | Airport development  |
| TRA10 | Airport public safety zones                                |
| TRA11 | New Access on or off the A47                               |
| TRA12 | New access onto or off other principal routes              |
| TRA13 | Access to main distributor routes                          |
| TRA14 | Highway safety   |
| TRA15 | Roadside services on trunk roads                           |
| TRA16 | Roadside services on other roads                           |
| TRA17 | Landscaping of new or improved highways                    |
| RL1   | Major leisure and recreational facilities                  |
| RL2   | Provision of additional sports and recreational facilities |
| RL3   | Golf courses, etc...                                       |
| RL4   | Noisy outdoor activities                                   |
| RL5   | Provision of outdoor playing space                         |

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| RL6  | New recreation areas  |
| RL7  | New residential development and the provision of outdoor recreational space |
| RL8  | Loss of existing or potential recreational facilities                       |
| RL9  | Horses kept for recreational uses.  |
| RL10 | Horses kept for commercial purposes.  |
| CS1  | Improving the level of community services                                   |
| CS2  | Sustainable drainage systems  |
| CS3  | Development and ground water resources                                      |
| CS4  | Applications for telecommunications development                             |
| CS5  | Installation of telecommunications equipment and prior approval             |
| CS6  | Development which may affect telecommunications services                    |
| CS7  | Renewable energy  |
| CS8  | Development and recycling facilities  |
| CS9  | Flood risk issues in all development proposals                              |
| CS11 | Development adversely affecting the integrity of tidal or fluvial defences  |
| CS12 | Pollution prevention  |
| CS13 | Notifiable installations  |
| CS14 | Noise levels  |
| ACL1 | Land allocated for residential development                                  |
| ACL2 | Employment allocation south of Acle Station                                 |
| ACL3 | Further small scale Industrial Uses (Class B2) on the Old Station Yard      |
| ALD1 | Expansion of existing premises  |
| ALD2 | Transport assessment  |
| ALD3 | Landscaping requirements  |

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| ALD4 | Assessment of former landfill site required   |
| AYL1 | Mixed use redevelopment of St Michael Hospital and adjacent land                                    |
| AYL2 | Requirements for development of St Michael Hospital and adjacent land                               |
| AYL3 | Allocation of land at Dunkirk for employment  |
| AYL4 | Landscaping of AYL3   |
| AYL5 | Access to AYL3  |
| AYL6 | Assessment of former landfill site required   |
| AYL7 | Need for footway improvements   |
| AYL8 | Encouragement of recreational facilities including joint use  |
| AYL9 | Allocation of land for outdoor playing purposes adjoining Aylsham High School                       |
| BRU1 | Playing field allocation east of the Memorial Hall  |
| BRU2 | Access to allocation of land identified under BRU1  |
| BRU3 | Landscaping measures for land allocated under BRU1  |
| CAW1 | Allocation of land as an extension to the existing burial ground                                    |
| COL1 | Residential allocation east of Station Road   |
| DRA1 | Allocation of land at Manor Farm for housing  |
| DRA2 | Mixed-use development in centre of Drayton  |
| FOU1 | Land allocated for small scale industry off Station Road  |
| FOU2 | Land allocated for community use, comprising village hall, and recreation area east of Claypit Road |
| FRM1 | Expansion of animal sanctuary   |
| FRM2 | Keeping of horses on land at or adjacent to animal sanctuary  |
| GWI1 | Village hall allocation on land west of Hall Walk   |
| HEL1 | Land allocated for residential development  |
| HEL2 | Land allocated for public open space at Reepham Road  |

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| HEL3 | Landscaping measures for land allocated under Policy HEL2  |
| HEV1 | Land allocated for residential development West of Pound Road  |
| HEV2 | Land allocated for children's play next to the school  |
| HOR1 | Land allocated for residential development South of Horsbeck Way   |
| HOR2 | Access to land allocated in Policy HOR1  |
| HOR3 | Land allocated for employment purposes   |
| HOR4 | Uses in site under Policy HOR3   |
| HOR5 | Ecological survey of land allocated in HOR3  |
| HNF1 | Allocation of land for employment purposes   |
| LIA1 | Land allocated for industrial development within Class B2 as a rounding-off to the existing Industrial Area                    |
| LIA2 | Land allocated for employment purposes   |
| LIA3 | Land allocated will require detailed assessment of risks from nearby land fill site.   |
| LIN1 | Land allocated for recreational use on south-side of Post Office Road  |
| MAR1 | Land allocated for residential development   |
| CAT1 | Restoration and Improvement of Catton Park   |
| CAT2 | Allocation of land at Spixworth Road for public open space   |
| CAT3 | Access to land allocated under Policy CAT2   |
| RAC1 | Land allocated for Industrial uses to south-east of existing industrial estate   |
| RAC2 | Provision of tree-belt for area allocated under Policy RAC1  |
| RAC3 | Building ratio to plot area for land allocated under Policy RAC1   |
| REP1 | Land allocated for mixed uses on former Station Yard   |
| SPI1 | Land allocated for recreational facilities to the south of the existing recreation ground, and to north side of Crostwick Lane |
| SPI2 | Access to sites allocated for recreational facilities under Policy SPI1  |
| SPR1 | Area allocated for housing at White Woman Lane   |

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| SPR2  | Access to land allocated in SPR1   |
| SPR3  | Development brief and infrastructure requirement for land allocated in SPR1                            |
| SPR4  | Allocation of land for housing at School Lane  |
| SPR5  | Development brief and infrastructure requirement for land allocated in SPR4                            |
| SPR6  | Allocation of land for housing east of Blue Boar Lane  |
| SPR7  | Access to land allocated in SPR6   |
| SPR8  | Infrastructure requirements on land allocated in SPR6  |
| SPR9  | Access to Boar Plantation and management plan in connection with development of land allocated in SPR6 |
| SPR10 | Completion of development on land between Wroxham Road and Blue Boar Lane                              |
| SPR11 | Allocation of land for employment off Salhouse Road  |
| SPR12 | Access to land allocated in SPR11  |
| SPR13 | Landscaping of land allocated in SPR11   |
| SPR14 | Allocation of land for open space  |
| SPR15 | Allocation of land for extension to burial ground  |
| STW1  | Allocation of land for open space  |
| TSA1  | Allocation of land for school at Dussindale Park   |
| TSA2  | Area allocated for Business Park east of Thorpe St Andrew  |
| TSA3  | Requirements for area allocated under Policy TSA2  |
| WES1  | Land allocated as an extension to the existing burial ground   |