

**Schedule of Main Modifications to the Site Specific Allocations and Policies document**

**Key:** Proposed new text is shown underlined and deleted text is shown ~~struck through~~. Where any text is **bold and underlined** (as in SITES MM2, for example), this reflects that the new text is to be shown as **bold**

Mod Ref	Rep No	Page	Policy / Settlement	Modification
SITES MM1		10	Below paragraph 4.8	<p><i>New paragraph 4.9</i></p> <p><u>The JCS sets out the housing requirement from commitments and allocations and the Site Specific Allocations and Policies Document, Wymondham Area Action Plan, Long Stratton Area Action Plan and Cringleford Neighbourhood Plan (taking into account the Development Management Policies Document) include policies and allocations to ensure that this is met.</u></p>
SITES MM2		13	Below Section 6	<p><i>Add new section 7 (subsequent sections will need to renumbered) to read:</i></p> <p><b><u>7. REVIEW OF THE PLAN</u></b></p> <p><u>7.1 The Council is committed to an early review of the South Norfolk Local Plan, which has already effectively begun with the preparation of a new Strategic Housing Market Assessment across five Norfolk districts (which is</u></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p>expected to be complete in 2015). For the avoidance of doubt, this will include an early review of the evidence for the supply and demand for pupil places across the District, including secondary education provision. This will involve working with the Local Education Authority and other providers of school places. The new or reviewed plan(s) will be adopted, at the latest, within five years of adoption of the Site Specific Allocations and Policies Document</p>
SITES MM3		18	Paras 7.15 & 7.16	<p><i>Replace paragraphs 7.15 and 7.16 with the following paragraph (re-number all other paragraphs):</i></p> <p><u>Working jointly with Broadland District and Norwich City Council (alongside Norfolk County Council), CIL was introduced in South Norfolk on 1 May 2014. Money raised through CIL is 'pooled' by the three district authorities and then prioritised for infrastructure spending. The latest CIL charging schedule can be viewed at <a href="http://www.south-norfolk.gov.uk/planning/5191.asp">http://www.south-norfolk.gov.uk/planning/5191.asp</a></u></p>
SITES MM4		22	Table 7.3	<i>Update table to replace 10 with 15 for SCO1</i>
SITES MM5		24	Para 7.22	<p><i>Amend para 7.22, second, third and fourth line:</i></p> <p>...homes. (Excludes <del>532</del> <del>300</del> units of re-allocation at Poringland as this was in the JCS base date <del>and also excludes the 70 place dementia care home allocated at Poringland</del>). Allocations being made outside the Norwich...</p> <p><i>New para 7.23 (renumber subsequent paragraphs):</i></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p><u>The PPG advises that housing provided for older people can be counted towards the housing requirement. The Council will, therefore, record any such development through the AMR. This will be discounted by 50% to reflect the fact that not all individuals moving to a care home will necessarily free up the property they are leaving (e.g. if they are half of a couple).</u></p>
SITES MM6		24	Below para 7.22 (and new para 7.23 in MM5)	<p><i>Inset new subsection with new paragraphs 7.24 and 7.25 (and renumber subsequent paragraphs):</i></p> <p><b><u>Existing Commitments</u></b></p> <p><u>In addition to the above allocations, the Council has in recent years granted planning permission on an number of sites across the district to help meet the identified housing need. These commitment sites are shown on the Policies Map and consist of the following planning permissions:</u></p> <p><u>2012/1836 – Gibbs Close, Little Melton</u>  <u>2013/0086 – Mill Road, Little Melton</u>  <u>2012/0405 – land west of Octagon Barn, Framingham Earl</u>  <u>2013/1904 – Long Lane, Framingham Earl</u>  <u>2012/1012 – land north of Heath Loke, Poringland</u>  <u>2012/2016 – Bunwell Road, Spooner Row</u>  <u>2012/1574 – The Bungalow, Station Road, Spooner Row</u>  <u>2013/0828 – north of Long Lane, Stoke Holy Cross</u>  <u>2011/0152 – Former May Gurney site, Trowse</u>  <u>2011/0506 – land to the rear of Wood Farm, The Street, Ashwellthorpe</u>  <u>2013/1743 – land to the rear of Queens Head, Beccles Road, Thurlton</u></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p><u>2012/1558 – Former Maltings building, Tudor Rose Way, Harleston</u>  <u>2009/1071 – 38 Olive Avenue, Newton Flotman</u>  <u>2014/0290 – Old Station Yard, Fornsett St Peter</u>  <u>2010/2222 – Former Police Station, Bridge Street, Loddon</u>  <u>2011/0026 – land at Yarmouth Road, Hales</u></p> <p><u>Any applications to renew or vary permissions on these sites will be considered against other policies in the Local Plan, particularly the Commitments Policy (DM1.5).</u></p> <p><i>Amend policies map to show these permissions as commitments.</i></p>
SITES MM7	Insp.	26	Table 8.2	<i>Delete Table 8.2</i>
SITES MM8	Insp.	26	New diagrams and text at para 8.6	<p><i>Add housing trajectories for the Norwich Policy Area and Rural Area – see ANNEX 1.</i></p> <p><b><u>Housing Trajectories</u></b></p> <p><u>The following trajectories illustrate the predicted delivery of housing in South Norfolk’s part of the Norwich Policy Area and South Norfolk’s Rural Area to Deliver the Joint Core Strategy housing requirements for those areas.</u></p>
SITES MM9		45	Policy EAS1	<i>Insert new heading for ‘Heritage Assets’ following the section on ‘Enhanced Facilities’, delete existing bullet point 7 and replace with new bullet points, as follows:</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p><b><u>Heritage Assets</u></b></p> <ul style="list-style-type: none"> <li>• <u>Application to be accompanied by an assessment of the significance of St Peter's Church as a heritage asset, the extent of its setting and the contribution that its setting makes to its significance;</u></li> <li>• <u>Ensure that sufficient open space and landscaping is retained to the south, south east and south west of St Peter's Church and that sufficient planting is provided, such that its setting, and the wooded setting of Diocesan House and the Vicarage, are protected.</u></li> </ul> <p><b>Landscaping and Green Infrastructure</b></p> <ul style="list-style-type: none"> <li>• <del>Protection of the open setting of St Peter's Church and the wooded setting of Diocesan House and the Vicarage</del></li> <li>• Protection of the existing allotments ...</li> </ul>
SITES MM10	22807	46	EAS2 supporting text	<p><i>At end of existing paragraph</i></p> <p>... the allocation EAS1. <u>Alternative sites that would deliver a suitable facility and meet the other objectives of EAS 1 and EAS 2 could also be acceptable within the context of an overall master plan.</u></p>
SITES MM 11		47 & 56	Inset Map 001 Easton & Inset Map 002b Costessey/ Policy COS3/Policy	<p><i>Amend COS 3 and DM1.3 by amending map 002b. Small amendment to:</i></p> <ol style="list-style-type: none"> <li><i>1. the Development Boundary; and</i></li> <li><i>2. the extent of the COS3 allocation,</i></li> </ol> <p><i>to remove overlap with Long Dale County Wildlife Site to the north of the allocated site.</i></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
			DM1.3	
SITES MM12		52-53	Policy COS3	<p><i>Add clarification to second bullet point:</i></p> <ul style="list-style-type: none"> <li>Other employment uses that are <b>not</b> identified as Main Town Centre Uses in the National Planning Policy Framework, <u>specifically further car showrooms and petrol filling stations;</u></li> </ul>
SITES MM13		53	Policy COS4	<p><i>Add a third bullet point:</i></p> <p>... of an independent assessor; <u>or</u></p> <ul style="list-style-type: none"> <li><u>It can be demonstrated that the area is already adequately served for the type of use to be lost.</u></li> </ul> <p><i>Add clarification to final paragraph:</i></p> <p>Where this has been demonstrated, sites within the Costessey Longwater Development Boundary will be considered positively for Class B1, B2 and B8 employment uses or other employment uses ancillary and complementary to the strategic employment function of the area, where they are <b>not</b> defined as Main Town Centre Uses in the National Planning Policy Framework, <u>specifically further car showrooms and petrol filling stations.</u></p>
SITES MM14		53	Policy COS5	<p><i>Amend first bullet point:</i></p> <ul style="list-style-type: none"> <li>Proposals would not require the erection of permanent buildings or other development (such as car parking, terracing, or bunding/landscaping) that would <u>significantly</u> erode the open character of the site;</li> </ul>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
SITES MM15		60	Policy HET1	<p><i>Masterplan and Phasing Plan: add third bullet point</i></p> <ul style="list-style-type: none"> <li>• <u>The site should be masterplanned alongside HET2</u></li> </ul>
SITES MM16		61	Policy HET2	<p><i>Add to end of opening paragraph to policy:</i></p> <p>... needs assessment. <u>It is likely that vehicular access will need to be from the north of the site, via HET1, as Grove Road is narrow.</u> The developer of the site...</p>
SITES MM17		61	Policy HET3	<p><i>Amend opening paragraph of policy:</i></p> <p>The site lies to the south-west of HET1 policy area, and to the west of Poppyfields development, and is underlain by a significant archaeological site. <del>Housing is unlikely to be deliverable here, as the requirements for excavating and preserving the site would be significant. The Historic Environment Service has advised that informal open space would be the preferred use here. 7 which could be delivered alongside other developments in Hethersett.</del> <u>Permission has been granted to use part of the site as an access road to HET 1. The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at HET 1 and HET 2.</u> <del>The site is currently earmarked by developers of HET1 for an access road, which is planned to run along the edge of the site. The land amounts to approximately 6.5ha. The “developer” of the site is required to ensure the</del></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p><del>following:</del> <u>In bringing forward the site for informal open space, it should be ensured that:</u></p> <ul style="list-style-type: none"> <li>• Open space provision integrates with the existing settlement and new development to the north of the village under policy HET 1 and to the south of the site under policy HET 4</li> <li>• Archaeological surveys must be carried out prior to any groundwork, and the views of the Historic Environment Service should be sought at the earliest stage</li> </ul>
SITES MM18	22576 22577	62	Policy HET4	<p><i>Add a final sentence to the introductory paragraph:</i> <u>'... 1,080 dwellings. There is a permission on the site (2012/1814) for 156 dwellings.</u></p> <p><i>Amend first bullet point under Landscaping and Green Infrastructure:</i></p> <ul style="list-style-type: none"> <li>• Landscaping must <del>reinforce the separation from Wymondham to the west</del> <u>provide a suitable interface with the surrounding countryside.</u></li> </ul> <p><i>Amend bullet point under Transport:</i></p> <p>Provision of a footpath <u>along Great Melton Road</u> to New Road</p>
SITES MM19		71	Policy COL3	<p><i>Add supporting text preceding COL 3:</i></p> <p><u>Policy COL 3 covers any proposed redevelopment of sites within the Colney Development Boundary. The Policy aims to retain sites for the main NRP uses and ensure that proposals are consistent with the principles of new</u></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p><u>development permitted under Policies COL 1 and COL2. However the criteria of COL 1 will need to be proportionately applied to smaller scale proposals.</u></p> <p><i>Amend policy:</i></p> <p>The <u>Any proposed</u> redevelopment of sites currently in use for Hospital and Science Park development will be considered positively where it accords with the criteria set out in COL 1, <u>to the extent that is proportionate to the scale and nature of the proposal.</u></p>
SITES MM20		73	Trowse supporting text	<p><i>Add second paragraph to Development boundary and Constraints chapter of supporting text:</i></p> <p><u>In addition to the allocation above, land is allocated on the southern side of the A47 for a park and ride site. The Norwich Area Transportation Strategy includes provision of a park and ride site on the A146 corridor which led to the allocation of this site in the previous Local Plan. The provision of a park and ride site is still within the strategy with delivery envisaged within the plan period and therefore the site is re-allocated (as TROW2).</u></p>
SITES MM21		74	Policy TROW1	<p><i>Amend fourth bullet point of policy, subdividing to create new bullet point:</i></p> <ul style="list-style-type: none"> <li>• Primary vehicular access from White Horse Lane.</li> <li>• <u>Some very limited access may be possible from Hudson Avenue provided it can be demonstrated that it would not harm the character and appearance of the conservation area. In addition, pedestrian and cycle access should be provided to from the sports ground accessed from on Hudson Avenue and the amenity space on Devon Way</u></li> </ul>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p><i>Amend existing fifth bullet point of policy:</i></p> <ul style="list-style-type: none"> <li>• Development of the site will need to reflect the context of Trowse Conservation Area with <u>development sufficiently set back from White Horse Lane to provide a satisfactory appearance and to protect the character of the approach into Trowse from this direction, particular consideration given into how the development fronts onto White Horse Lane</u> taking into account the existing buildings opposite...</li> </ul>
SITES MM22	22835	75	Policy DM1.3, DM4.11 and Trowse inset map (Policies Map)	<p><i>Amend Map 006 to show no overlap between Trowse defined development boundary and Broads Executive Area</i></p> <p><i>Amend Map 006 to realign development boundary adjacent to The Dell so it follows the boundary of the allotments</i></p> <p><i>Amend Map 006 to show where Conservation Area and allocation TROW1 overlap</i></p>
SITES MM23		79	Supporting text for DIS2	<p><i>Delete the following supporting text:</i></p> <p><i>Any proposal for a very small amount of residential development on the site (in Flood Zone 1) will be considered on its own merits</i></p> <p><i>And substitute the following text:</i></p> <p><u>In order to allow the site to be provided for open space, green space and an extension to the riverside walk, a small amount of residential development will</u></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<p><u>be acceptable as “enabling” development. The residential element should be the minimum required to enable the overall viability of the site to be secured, and this is likely to be approximately 10-15 dwellings, covering up to around 0.5 hectares. The residential element must be located in land in Flood Zone 1. Some limited re-profiling of land would be acceptable in principle to ensure that an appropriately-shaped area of land for development in Flood Zone 1 is available (including access road), so long as the result would be no net loss of floodplain storage. It is likely that the power lines currently crossing part of the site will need to be relocated or relaid underground.</u></p>
SITES MM24	23032	79	Policy DIS2	<p><i>Amend Policy DIS2 and the Policies Map by allowing a small area of development in Flood Zone 1 (allowing for limited re-profiling to ensure that a developable area of land in Flood Zone 1 can be created). Include the area of land for housing within the development boundary and de-designate as River Valley, with the remainder allocated as open space and amenity land.</i></p> <p><i>Introductory text to policy:</i></p> <p><u>...green space and a riverside walk and a small area of land for approximately 10-15 dwellings for residential development within Flood Zone 1 (allowing for limited re-profiling of land to create a developable area of land within Flood Zone 1 if this is necessary, subject to no net overall loss of floodplain storage capacity).</u></p> <p><i>Add new first bullet point:</i></p> <p><u>Provide a small number of dwellings (approximately 10-15) sufficient to enable the rest of the site to deliver open space, natural green space and a</u></p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<u>riverside walk. These dwellings must be located in Flood Zone 1 (taking into account any re-profiling of the site), must be well-related to existing development and must be closely related to each other (i.e. isolated properties will not be permitted). These dwellings must be designed and sited sensitively to reflect their position in the river valley.</u>
SITES MM25		84	Policy DIS8	<p><i>Amend first bullet point of policy:</i></p> <ul style="list-style-type: none"> <li>• Restrict uses to those compatible with adjacent housing and the outline planning permission for the site (<u>B1 uses</u>)</li> </ul>
SITES MM26	22578	87	Policy DM1.3 and Diss Inset Map (Policies Map)	<p><i>Amend the Diss development boundary on map 07 to include part of Potash Lane/Fen (but not the properties and their rear gardens to the south of the property called 'Carpe Diem').</i></p> <p><i>Amend the Diss development boundary on map 007 to include all existing commercial buildings on Sawmills Road</i></p>
SITES MM27	22962 22608	93	HAR5	<p><i>Introductory text, second line: change to say:</i> ...small-scale foodstore, <u>and/or</u> health and community facilities.</p> <p><i>First bullet point in policy:</i></p> <p>Will be limited to any foodstore provision to a single site of 270m<sup>2</sup> <u>net floorspace</u>, to be run by a single operator</p> <p><i>Fourth paragraph, first line of supporting text to HAR5:</i></p> <p>A small-scale foodstore of up to 270m<sup>2</sup> <u>net floorspace</u> would also be</p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				acceptable...
SITES MM28		100	Poringland	<i>Amend the final paragraph of the page:</i> Development on sites in Poringland/Framingham Earl have permissions for <u>250 dwellings at Heath Farm (2013/0505 and 2013/0506) on the site of allocation POR 1; 100 dwellings north of Pigot Lane...</u>
SITES MM29		101	POR 1	<i>Add a third sentence to the introduction to the policy:</i> <u>'..Drainage schemes. The site currently has planning permissions for 250 dwellings (2013/0505 and 2013/0506).'</u>
SITES MM30		102	Policy POR3	<i>Amend opening paragraph of policy text from fourth line:</i>  ... light industrial uses compatible with the adjacent <del>housing</del> <u>residential and equestrian uses</u> . Therefore, it is allocated....development. <del>It could potentially be suitable for B8 use (storage or distribution) compatible with adjacent housing, if suitable access can be made via Pine Loke. Land amounting to...</del>  <i>Amend first criteria of policy:</i> <ul style="list-style-type: none"> <li>• Use (B1) must be compatible with adjacent housing <u>and equestrian uses</u>, and not harm <del>residential</del> amenity for existing and future residents of the area. <u>An appropriate landscape buffer to reduce noise impacts on neighbours</u></li> </ul>
SITES MM31		104	Policy POR5	<i>Delete entire policy POR5 as housing has now been permitted and implemented on the care home site.</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
SITES MM32		113-114	Policy LOD1, DM 1.3 & Inset Map 11 (Policies Map)	<p><i>Amend the allocation boundary of LOD 1as shown on Inset Map 11 to reflect planning permission 2013/1647/O</i></p> <p><i>Amend policy DM1.3 by amending the development boundary to reflect extended allocation LOD 1 on map 11</i></p> <p><i>Amend the first sentence of the 5<sup>th</sup> paragraph of text under the 'Constraints and Development boundary' section of the Loddon chapter to read: Land north of George Lane is allocated for new housing development <u>and outline planning permission was granted in February 2014 (Reference 2013/1647/O).</u></i></p> <p><i>Amend 2<sup>nd</sup> paragraph of Policy LOD 1 to read: Land amounting to some <del>9.8</del> <u>11.6</u> hectares is allocated for housing and associated infrastructure. This allocation could accommodate approx. 200 dwellings, 1.5 hectares of amenity open space and 0.61 hectares to provide for associated infrastructure including a medical centre (which has already been built).</i></p>
SITES MM33	22836	116	Policy DM1.3 and Loddon Inset Map 11 (Policies Map)	<p><i>Modify Policy DM1.3 by amending Inset Map 11 to show no overlap between Loddon defined development boundary and Broads Executive Area</i></p> <p><i>Amend policy DM1.3 by making a small amendment to the development boundary on the Loddon Inset Map 011 to include the whole of residential development of the Express Plastics site within the development boundary</i></p>
SITES			Loddon Inset	<i>Amend policy DM2.4 by making small amendments to the town centre</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
MM34			Map 11, Policy DM 2.4 & DM Map 2.4 & 2.5(5) Loddon	<i>boundary on Loddon Inset Map 011 so that it does not extend outside the development boundary.</i>
SITES MM35		124	Policy LIT1 Inset map 14,  DM1.3  Little Melton   LIT 1	<p><i>Amend the allocation boundary of LIT 1 as shown on Inset Map 14 to reflect planning permission 2013/0092</i></p> <p><i>Amend policy DM1.3 by amending the development boundary to reflect extended allocation LIT 1 on map 14</i></p> <p><i>Amend the 1<sup>st</sup> paragraph of text under the 'Development Boundary and Constraints' section of the Little Melton chapter to read: The development boundary has been drawn to include the main built form of the settlement and include the allocated land <u>which is also subject to planning permission 2013/0092</u>. The development boundary also includes <u>two recent permissions granted in the village (2012/1836 and 2013/0086)</u>, but <u>excludes</u> the allotments which run between Great Melton Road and Mill Road.</i></p> <p><i>Amend 2<sup>nd</sup> sentence of Policy LIT 1 to read:</i></p> <p><i>Land amounting to approximately <u>1.7 hectares</u> <del>4 hectare</del> is allocated for housing and associated infrastructure <u>and has planning permission (2013/0092)</u> for up to 20 dwellings.</i></p>
SITES MM36		127	MUL 1, Inset map 16	<i>Amend the allocation boundary of MUL 1 as shown on Inset Map 16 to reflect planning permission 2011/2093</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
			DM1.3, Inset map 16	<i>Amend policy DM1.3 by amending the development boundary to reflect extended allocation MUL1 on map 16.</i>
			Mulbarton	<i>Amend the second paragraph to read: There is a planning application with resolution to permit <u>permission for 180 dwellings</u> on land east of Long Lane (2011/2093) on a <del>site which includes the area covered by the site of policy MUL 1.</del></i>
			Policy MUL1	<i>Amend 2<sup>nd</sup> and 3<sup>rd</sup> sentences of first paragraph of Policy MUL 1 to read:  Land amounting to some <del>5.85</del> <u>13.4</u> hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately <del>450</del> <u>180</u> dwellings.</i>
SITES MM37	Insp.	138	Policy STO1 / Inset map 19	<i>Amend the allocation boundary of STO1 as shown on Inset Map 19 to reflect <u>planning permission 2012/2034</u></i>
			DM1.3, Inset Map 19	<i>Amend policy DM1.3 by amending the development boundary to reflected extended allocation STO1 on map 19</i>
			Stoke Holy Cross supporting text	<i>Amend the Development Boundary and Constraints paragraph to read: The development boundary has been drawn to include the main built form of the settlement <u>and land allocated for development which is also subject to <u>planning permission 2012/2034.</u></u> <del>and include the allocated land.</del> The boundary allows for additional infill development...</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
			Policy STO1	<p><i>Amend final three lines of first paragraph of policy text:</i></p> <p>...existing amenity land. Land amounting to some <del>6.7</del> 8.2 hectares is allocated for housing and associated infrastructure including expanded school facilities. This allocation could accommodate approximately <del>100</del> 75 dwellings.</p>
SITES MM38		160	Barford inset map / Policy DM1.3	<i>Amend policy DM1.3 by amending the inset map to show slight development boundary change at: map 26 Barford (off Golden Pightle)</i>
SITES MM39		166	Bergh Apton inset map 28 / Policy DM1.3	<i>Amend development boundary to exclude land on the northern side of Cookes Road to the east of the village hall on map 28</i>
SITES MM40	Insp.	168	Policy BKE3	<p><i>Add second bullet point to policy:</i></p> <ul style="list-style-type: none"> <li>• <u>Adequate landscaping and boundary treatment is provided on the southern boundary to ensure development does not have an adverse impact on the open landscape to the south</u></li> </ul>
SITES MM41	22832	189	Gillingham supporting text	<p><i>New paragraph to be added to Development Boundary and Constraints section:</i></p> <p>...new housing in between the two built-up areas.</p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<u>The extent of the new housing allocation is limited to land that is within Flood Risk Zone 1. It is not appropriate to allocate a larger site due to the surrounding land being at a higher risk of flooding. Within this land allocated, an allocation of approximately ten dwellings is considered appropriate to reflect the form and character of existing built development to the west of the site.</u>
SITES MM42		203	Policy DM4.11 and Pulham St Mary Inset Map (Policies Map)	<i>Add Pulham St Mary Conservation Area to map 43</i>
SITES MM43	22756 / 22808	213	SCO1	<i>Fourth line of policy:</i>  ...allocation could accommodate approximately <del>40</del> <u>15</u> dwellings...
SITES MM44		215	SEE1	<i>Add additional policy requirement</i>  • <u>Appropriate surface water drainage attenuation to address surface water run-off from the site</u>
SITES MM45		239	Yelverton inset map / DM Policy 1.3	<i>Amend development boundary to exclude land to the south of the affordable housing development on the eastern side of Nichols Road</i>
SITES	22515	243	BAW2	<i>Second bullet point in policy.</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
MM46				<ul style="list-style-type: none"> <li>• Footpath <u>and cycle</u> link with access for major residential developments...</li> </ul>
SITES MM47	22825	270	Policy DM1.3 and Claxton Inset Map (Policies Map)	<i>Amend Map 67 to show no overlap between Claxton defined development boundary and Broads Executive Area</i>
SITES MM48		283	Supporting text for Langley/ Policy DM1.3	<p><i>Amend Development boundary and Constraints:</i></p> <p>Much of the parish lies within the Broads Authority area with the boundary defined by Langley Street and including the whole of Hardley Street. <u>The development boundary has been drawn around the isolated linear development along Langley Street, Langley Green and Hardley Street.</u> Much of the developed area lies within Flood Zones 2 and 3 <u>which is likely to restrict any potential for further infill development.</u> <del>and consequently no development boundary could be defined which would provide any sustainable infill development without affecting the rural character of the area or avoiding the flood zone areas.</del> Consequently this settlement does not have a defined development boundary and for the purposes of this plan will now be treated as a 'smaller rural community'.</p> <p><i>Amend DM1.3 by adding a development boundary to the settlement of Langley with Hardley and show on the amended policies map 83</i></p>
SITES MM49			New Appendix	<i>Add Annex 2 with list of extant Local Plan policies to be deleted on adoption of the Site Specific Allocations and Policies Document</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
SITES MM50			Various settlements	<p><i>Standardise allocations policies (apart from specific exceptions) to say:</i></p> <p><u>The developer(s) of the sites will be required to ensure the following:</u></p> <p><i>This applies to:</i></p> <ul style="list-style-type: none"> <li>• <i>EAS1: Land south and east of Easton</i></li> <li>• <i>EAS2: Easton Gymnastics Club facility</i></li> <li>• <i>COS1: Land west of Lodge Farm, Dereham Road</i></li> <li>• <i>COS2: Land south west of Lodge Farm, Long Lane</i></li> <li>• <i>COS3: Longwater Employment Area</i></li> <li>• <i>HET 1: Land north of Hethersett</i></li> <li>• <i>HET 4: Land north of Great Melton Road</i></li> </ul>
SITES MM51			Various inset maps / Policy DM1.3	<p><i>Amend Policy DM1.3 by amending the development boundaries in the following settlements to include existing development and land falling within flood zones 2 and 3 where this falls within the main built area of the settlement:</i></p> <ul style="list-style-type: none"> <li>• <i>map 2a Costessey,</i></li> <li>• <i>map 2b Costessey</i></li> <li>• <i>map 2c New Costessey/Bawburgh</i></li> <li>• <i>map 6 Trowse,</i></li> <li>• <i>map 7 Diss</i></li> <li>• <i>map 11 Loddon;</i></li> <li>• <i>map 12 Chedgrave,</i></li> </ul>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<ul style="list-style-type: none"> <li>• <i>map 16 Mulbarton;</i></li> <li>• <i>map 18 Spooner Row;</i></li> <li>• <i>map 20 Surlingham;</i></li> <li>• <i>map 26 Barford;</i></li> <li>• <i>map 27 Barnham Broom;</i></li> <li>• <i>map 33 Dickleburgh;</i></li> <li>• <i>map 35 Earsham;</i></li> <li>• <i>map 36 Geldeston;</i></li> <li>• <i>map 37 Gillingham;</i></li> <li>• <i>map 38 Hales;</i></li> <li>• <i>map 39 Hempnall;</i></li> <li>• <i>map 40 Kirby Cane and Ellingham;</i></li> <li>• <i>map 41 Norton Subcourse and Thurlton;</i></li> <li>• <i>map 43 Pulham St Mary;</i></li> <li>• <i>map 50 Ashby St Mary with Thurton;</i></li> <li>• <i>map 51 Wicklewood;</i></li> <li>• <i>map 52 Woodton;</i></li> <li>• <i>map 53 Wortwell;</i></li> <li>• <i>map 56 Bawburgh;</i></li> <li>• <i>map 67 Claxton and Carleton St Peter;</i></li> <li>• <i>map 69 Forncett St Peter and Forncett St Mary;</i></li> <li>• <i>map 70 Haddiscoe;</i></li> <li>• <i>map 75 Shelfanger; and</i></li> <li>• <i>map 77 Starston;</i></li> </ul>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
		50	Costessey supporting text	<i>Delete 4<sup>th</sup> sentence under 'Development Boundaries and Constraints':</i>  In Old Costessey a number of areas to the north of The Street and West End are excluded as being within Flood Zone 2 as defined in the 2008 Strategic Flood Risk Assessment.
		73	Trowse supporting text	<i>Amend 1<sup>st</sup> paragraph of Development Boundaries and Constraints:</i>  The development boundary has been drawn to include all the main built form of the settlement, other than those areas that fall within Flood Zones 2 and 3. A separate boundary has also been drawn around the May Gurney site, which although within Flood Zones 2 and 3, has been demonstrated to be capable of development with mitigation measures to address this issue through the planning permission now in place for this strategic site. The boundary has also been drawn to include...
		122	Loddon/ Chedgrave Supporting text	<i>Delete third paragraph of Constraints and Development Boundary section</i>  Further areas of land have been excluded from the development boundary due to flood risk.
		127	Mulbarton supporting text	<i>Delete second sentence of first paragraph of Development Boundary and Constraints to remove reference to flood zone:</i>  Some parts of Mulbarton have been removed from the development boundary to reflect Flood Zones.
		134	Spooner Row	<i>Delete second sentence of 4<sup>th</sup> paragraph to remove reference to flood zone:</i>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
			supporting text	<del>Some changes have been made to the development boundary to remove land within flood zones 2 &amp; 3. This has fragmented one of the development boundary clusters into two.</del>
		146	Tasburgh supporting text	<i>Amend Development Boundary and Constraints, fourth line:</i>  ...development where land does not fall within Flood Risk Zones 2 or 3 or is not of a significant distance from any services.
		161	Barnham Broom supporting text	<i>Delete 4<sup>th</sup> sentence of 4<sup>th</sup> paragraph to remove reference to flood zone:</i>  <del>At the far west of the village, the development boundary has also been re-drawn to exclude properties in the flood zone.</del>
		185	Earsham supporting text	<i>Amend Development Boundary and Constraints:</i>  The development boundary has been drawn to include the main built form of the settlement, <del>excluding those areas to the north-east of the village which fall within Flood Zones 2 and 3,</del> and to include the land allocated for development on School Road.
		187	Geldeston supporting text	<i>Amend Development Boundary and Constraints:</i>  The development boundary has been drawn to include the main built-up form of the settlement along The Street and The Kells, <del>but to exclude land on Station Road that falls within Flood Zones 2 and 3.</del> The boundary also

Mod Ref	Rep No	Page	Policy / Settlement	Modification
		189	Gillingham supporting text	<p>includes land allocated for residential development to the west of The Kells.</p> <p><i>Amend Development Boundary and Constraints:</i></p> <p>The development boundary is in two parts. The first includes the main built form of the settlement, <del>excluding those parts that are within Flood Risk Zones 2 and 3.</del> The second part is around the school and adjoining housing, which also extends to include an allocation for new housing in between the two built-up areas.</p>
		192	Hales supporting text	<p><i>Amend Development Boundary and Constraints:</i></p> <p>The development boundary has been drawn <del>to in two sections to exclude land on Millside and Briar Lane that is within Flood Zones 2 and 3.</del> <del>Otherwise, the boundaries</del> include the main built form of the settlement, development around the former Hales Hospital and land allocated for residential development in between.</p>
		195	Hempnall supporting text	<p><i>Amend Development Boundary and Constraints:</i></p> <p>The development boundary has been drawn to include the main built form of the settlement, <del>except part of the historic core of the village which falls within Flood Zones 2 or 3.</del> In addition, the boundary includes land allocated for residential development to the south-east of the villages.</p>
		198 & 199	Kirby Cane & Ellingham supporting	<p><i>Amend Development Boundary and Constraints, first and second lines:</i></p> <p>The development boundary has been drawn to include the main built form of</p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
		200	Norton Subcourse supporting text	<p>the settlement, <del>except where the land falls within Flood Zones 2 and 3</del>. A number of sites...</p> <p><i>Amend Development Boundary and Constraints, first and second lines:</i></p> <p>The development boundary has been drawn to include the main built form of the settlement, <del>except where land falls within Flood Zones 2 and 3</del>. A number of sites...</p>
		204	Pulham St Mary supporting text	<p><i>Delete last sentence of first para of Development Boundary and Constraints:</i></p> <p>...contribute to the character of the village. <del>The boundary also excludes areas of land at the southern and eastern extremities of the village which are located within Flood Zones 2 and 3.</del></p>
		222	Thurlton supporting text	<p><i>Amend Development Boundary and Constraints:</i></p> <p>The development boundary has been drawn to include the main built form of the settlement <del>except where land falls within Flood Zones 2 and 3</del> and to include the land for residential development to the south of the village around Links Way and College Road.</p>
		227	Wicklewood supporting text	<p><i>Delete part of 3<sup>rd</sup> sentence of 5<sup>th</sup> paragraph to remove reference to flood zone:</i></p> <p><del>Land in Flood Zones 2 or 3 has been excluded from the development boundary at the north of the village, but a</del> <u>A</u> new development boundary has been created on Hackford Road.</p>

Mod Ref	Rep No	Page	Policy / Settlement	Modification
		230	Woodton supporting text	<p><i>Amend Development Boundary and Constraints:</i></p> <p>The development boundary has been drawn to include the main built form of the settlement, <del>but excluding some areas of existing development along The Street which fall within Flood Zones 2 and 3.</del> In addition, the development boundary...</p>
		232	Wortwell supporting text	<p><i>Amend Development Boundary and Constraints:</i></p> <p>The development boundary has been drawn to include the main built form of the settlement <del>except where land falls within Flood Zones 2 and 3.</del> The boundary also includes land...</p>
		242	Bawburgh supporting text	<p><i>Delete 5<sup>th</sup> sentence of 6<sup>th</sup> paragraph to remove reference to flood zone:</i></p> <p><del>The development boundary has been drawn to exclude those areas within flood zones 2 and 3.</del></p>
		275	Forncett St Peter & Forncett St Mary supporting text	<p><i>Amend fourth and fifth lines of Development boundary and Constraints:</i></p> <p>...into the surrounding valley landscape <del>and to exclude land that is in the flood zones to the south.</del> The development boundary as defined...</p>
		277	Haddiscoe	<p><i>Amend Development boundary and Constraints from fourth line onwards:</i></p>

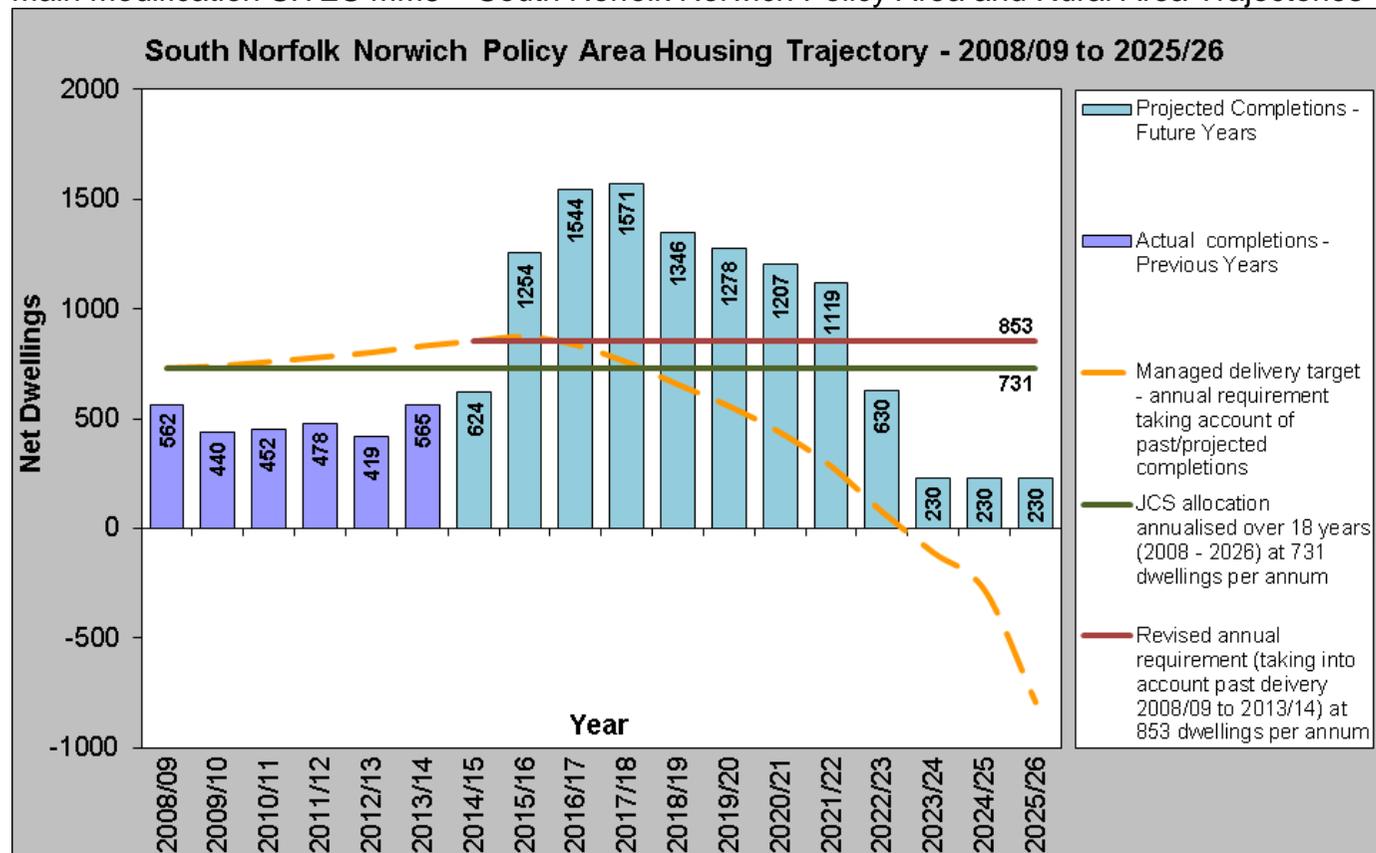
Mod Ref	Rep No	Page	Policy / Settlement	Modification
			supporting text	<p>...main built-up area along The Street and Thorpe Road. <del>Parts of the settlement have been identified as being within Flood Zones 2 and 3, and as such these areas have been excluded from the development boundary.</del> Due to the flood Zones, attractive rural setting and the limited range of facilities, only limited infill development opportunities are provided in accordance with JCS Policy 16.</p>
SITES MM52			Various inset maps / Policy DM1.3	<p><i>Maps altered to include affordable housing exception schemes already built which are adjacent to existing development boundaries at:</i></p> <ul style="list-style-type: none"> <li>• <i>map 7 Diss;</i></li> <li>• <i>map 14 Little Melton;</i></li> <li>• <i>map 20 Surlingham;</i></li> <li>• <i>map 25b Aslacton and Great Moulton;</i></li> <li>• <i>map 27 Barnham Broom;</i></li> <li>• <i>map 31 Bunwell;</i></li> <li>• <i>map 32 Carleton Rode;</i></li> <li>• <i>map 33 Dickleburgh;</i></li> <li>• <i>map 34 Ditchingham;</i></li> <li>• <i>map 35 Earsham;</i></li> <li>• <i>map 40 Ellingham &amp; Kirby Cane;</i></li> <li>• <i>maps 41 and 50 Norton Subcourse &amp; Thurlton;</i></li> <li>• <i>map 42 Pulham Market;</i></li> <li>• <i>map 44 Rockland St Mary;</i></li> <li>• <i>map 47 Scole;</i></li> <li>• <i>map 53 Wortwell;</i></li> </ul>

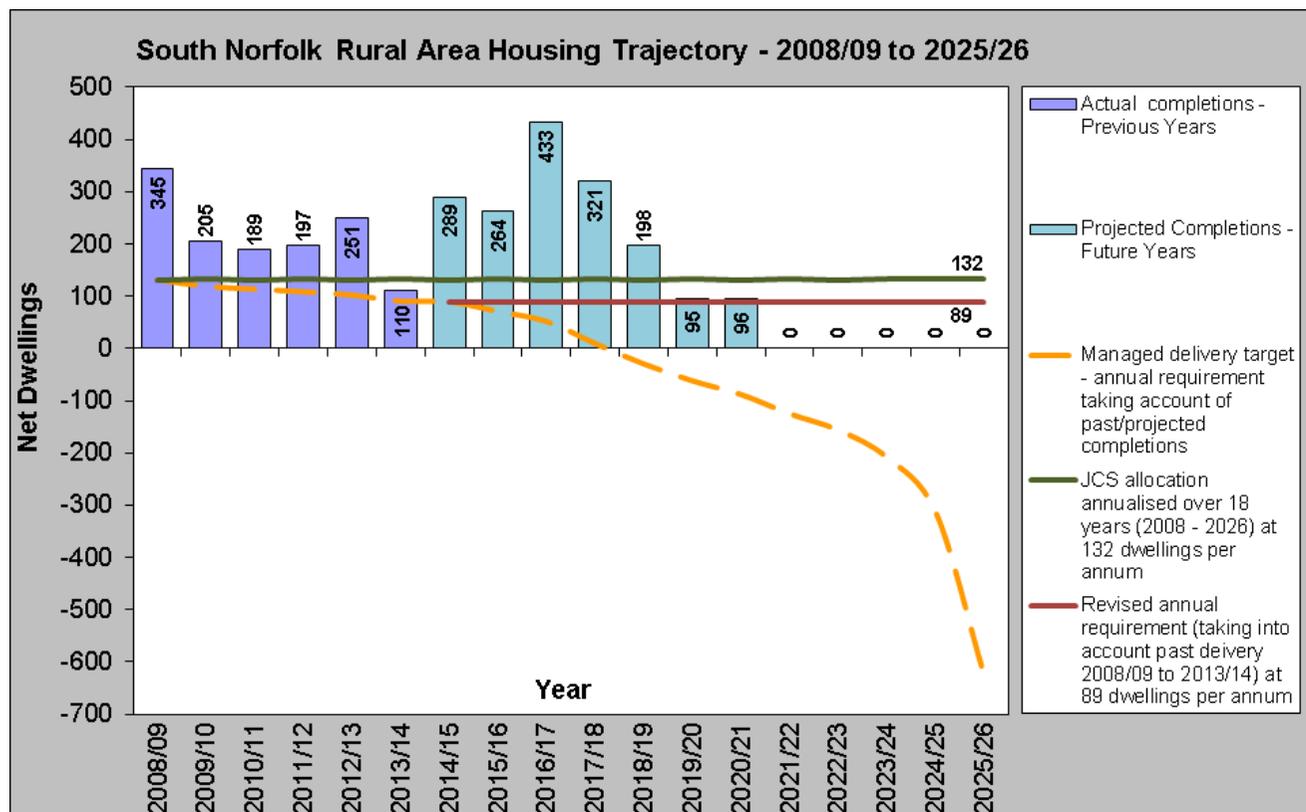
Mod Ref	Rep No	Page	Policy / Settlement	Modification
				<ul style="list-style-type: none"> <li>• map 55 Yelverton;</li> <li>• map 63 Bressingham;</li> <li>• map 66 Burston;</li> <li>• map 68 Denton;</li> <li>• map 78 Tibenham;</li> <li>• map 79 Tivetshall, and</li> <li>• map 82 Winfarthing</li> </ul>
SITES MM53			Various inset maps / DM Policy 1.3 and 1.5	<p><i>Amend DM 1.3 by amending the development boundary (where appropriate) to reflect the existence of a planning permission.</i></p> <p><i>Show these sites on the policies maps as commitments and list the permissions with a reference to the planning application number.</i></p> <p><i>Maps altered to show permissions granted but not allocated within amended development boundaries at</i></p> <ul style="list-style-type: none"> <li>• map 9 Poringland/Framingham Earl;</li> <li>• map 14 Little Melton;</li> <li>• map 18 Spooner Row;</li> <li>• map 19 Stoke Holy Cross;</li> <li>• map 41 Norton Subcourse &amp; Thurlton;</li> </ul>
SITES MM54			Policies HIN1, LOD1, DIS3, DIS4, HAR1	<i>Amend policy wording by adding <u>approximately</u> before 10 metres in policy text in regard to landscaping provision</i>
SITES			Marlingford &	<i>Amend DM 1.3 by amending the development boundary on map 57 to remove</i>

<b>Mod Ref</b>	<b>Rep No</b>	<b>Page</b>	<b>Policy / Settlement</b>	<b>Modification</b>
MM55			Colton	<i>the section overlapping with the adjacent County Wildlife Site.</i>

# ANNEX 1 – HOUSING TRAJECTORIES

## Main Modification SITES MM8 – South Norfolk Norwich Policy Area and Rural Area Trajectories





Footnote to the Norwich Policy Area and Rural Area Trajectories: The 'Revised annual requirement (taking into account past delivery 2008/09 to 2013/14)' does not include the additional buffer, moved forward from later in the plan period, required by NPPF paragraph 47. Including a buffer of 5% would give a revised annual requirement for 2015/16 to 2019/20 of 896 units in the NPA and 94 units in the Rural Area. The Joint Core Strategy Monitoring Report will set out the up-to-date five year supply position, including the appropriate buffer, on an annual basis.

## Annex 2: Saved South Norfolk Local Plan Policies to be replaced

The following is the list of South Norfolk Local Plan 2003 which remain in use as of April 2014 and form part of the development plan for South Norfolk, together with the Joint Core Strategy and Cringleford Neighbourhood Development Plan and which will be superseded upon adoption of the Site Specific Policies and Allocations Local Plan document.

<b>Policy</b>	<b>Title</b>
BAW1	Land and water based recreation, Bawburgh / Colney Pits
BAW2	Touring caravan and camping site, Bawburgh / Colney Pits
BUR1	Housing allocation, rear of Audley Close, Burston
BUR2	Developer requirements for housing allocation rear of Audley Close, Burston
CHE1	Housing allocation, west of Hurst Road, Chedgrave
COL1	Research and development uses at Norwich Research Park
COL2	Norwich Research Park, contingency reserve
COL3	Norwich Research Park, transportation issues
COL4	Expansion of the new Norfolk and Norwich Hospital
COS1	Housing allocation, north of the River Tud, Costessey
COS2	Housing allocation, south of Dereham Road and west of Bawburgh Lane, Costessey
COS3	Housing allocation, south of Dereham Road, Costessey
CRI1	Housing allocation, west of Colney Lane and north of the A11, Cringleford
CRI2	Redevelopment of Jewsons site, Cringleford
CRI3	Burial ground, Cringleford
DIS1	Housing allocation, Frenze Hall Lane, Diss
DIS2	Mixed use development, west of Mission Road / Sandy Lane, Diss

DIS3	Employment development to the east of Sandy Lane / Sawmills Farm, Diss
DIS6	Land allocation for retaining / leisure uses south of Park Road, Diss
DIS7	Access requirements for employment land allocation at Sandy Lane / Sawmills Farm, Diss
DIS8	Traffic management measures, Sandy Lane / Sawmills Farm employment area, Diss
DIS10	Enhancement of townscape in Diss
DIS12	Enhancement of Diss Mere's eastern banks
DIS13	Land allocated for residential use at Walcott Road, Diss
DIS14	Use of Diss 'Parish Fields' as public open space
DIS15	Riverside Walk and associated informal recreation amenities, 'The Lows'/Denmark Bridge area of Diss
EAS1	Housing allocation, south of Marlingford Way, Easton
HET3	Land allocated for use as public open space in Hethersett
HET5	Provision for a new car park, Great Melton Road, Hethersett
LOD1	Employment allocation, east of Low Bungay Road, Loddon
LOD2	Development brief for employment allocation, east of Low Bungay Road, Loddon
LOD3	Motel / restaurant at the junction of Beccles Road and the A146 Loddon bypass
LOD6	Extension of existing car park at The Staithe, Loddon
LOD8	Provision of new leisure pool in Loddon
POR1	Housing allocation, west of The Street, Poringland
POR2	New primary school allocation, north of Heath Loke, Poringland
POR3	Recreational open space allocation, south of Heath Loke, Poringland
PUL1	Community uses, former school site, Norwich Road, Pulham St

	Mary
HAR1	Housing allocation, south of Lime Close, Harleston
HAR2	Housing allocation, Mendham Lane, Harleston
HAR3	The 'yards', Harleston town centre
HAR5	Employment allocations in Harleston
HAR7	Small scale commercial and employment uses in Sharman's Yard, Harleston
HAR9	Public open space, Jays Green, Harleston
HAR11	Improvement of conditions for pedestrians in Harleston town centre
HAR12	Improvement to rear servicing of commercial premises in the central area of Harleston
HAR13	Junction improvements at Swan Lane / Weaverscroft, Harleston
HAR14	Resurfacing / landscaping of the 'yards', Harleston
HAR16	Provision of heavy vehicle park in Harleston

