

Schedule of Main Modifications to the Wymondham Area Action Plan

Key: Proposed new text is shown underlined and deleted text is shown ~~struck through~~. Where any text is **bold and underlined** (as in WAAP MM4, for example), this reflects that the new text is to be shown as **bold**

Mod Ref	Rep No	Page	Policy / Statement	Modification
WAAP MM1	-	7	New para 1.15 (renumber all subsequent paragraphs)	<i>Add new paragraph to read (and renumber all subsequent paragraphs:</i> <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>
WAAP MM2	-	13	Para 1.50	<i>Replace paragraph 1.50 with the following paragraph:</i> <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 http://www.south-norfolk.gov.uk/planning/5191.asp</u>
WAAP MM3	-	13	New para 1.51	<i>Add new paragraph to read:</i> <u>The PPG advises that housing provided for older people can be counted</u>

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				<p><u>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>
WAAP MM4	-	Various	Various	<p><i>Amend the wording of paragraph 1.41 to read:</i> Following the 2013 Preferred Options consultation a number of sites around the town were granted planning permission for housing. As the Council have evidence that 2,200 new homes is the maximum number that can be appropriately accommodated in the town <u>The evidence base underpinning the AAP points to a number of constraints to growth, such that the minimum 2,200 requirement is unlikely to be able to be exceeded by a significant number of additional dwellings and this subsequently led to 'Preferred' housing sites being dropped if they did not have planning permission. The reasoning for this is explained in <u>Table 11.1</u> of the SA Report which accompanies this AAP.</u></p> <p><i>Reword the Housing Objective on page 17 to read:</i> <u>A minimum of 2,200 new houses will be built...</u></p> <p><i>Reword the Housing Objective on page 20 to read:</i> <u>A minimum of 2,200 new houses will be built...</u></p> <p><i>Reword paragraph 5.4 and title to read:</i> <u>New Housing Levels</u> <u>The JCS allocates a minimum of 2,200 dwellings to Wymondham and the AAP makes provision for a little over this amount. There are constraints</u></p>

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				<p><u>which limit the amount of housing above this number:</u></p> <p><i>Delete title preceding para. 5.8</i> “Developments which do not contribute towards the 2,200 target threshold” <i>and replace with:</i> <u>“Permissions included at the base date of the Joint Core Strategy”</u></p> <p><i>Reword Fifth line of para. 5.8:</i> “These sites <u>do not</u> form part of the <u>minimum 2,200 allocation</u> threshold for development Wymondham.”</p> <p><i>Change last sentence of para. 5.9 to say:</i> “...base date figures, this therefore allows <u>means that</u> the remaining 15 dwellings to be <u>can be counted towards</u> added to the <u>minimum 2,200 target threshold allocation</u>.”</p> <p><i>Change title preceding para 5.11 to say:</i> <u>“Recent planning permissions to be included as contributing to deducted from the minimum 2,200 target threshold allocation.”</u></p> <p><i>Change title preceding para 5.13 to say:</i> <u>“Additional site to reach the minimum 2,200 allocation target threshold”</u></p> <p><i>Change text of para 5.13 to say:</i> “To reach the target threshold <u>minimum allocation</u> of 2,215 units...”</p> <p><i>Delete paragraph 5.15 and renumber all subsequent paragraphs</i></p>

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WAAP MM5		20	New para 5.4 (with re-numbering of subsequent paragraphs) and new Appendix 5	<p><i>Add new text:</i></p> <p><u>Wymondham is part of the Norwich Policy Area (NPA) within South Norfolk and the trajectory illustrating housing delivery in line with Joint Core Strategy requirements is shown in Appendix 5.</u></p> <p><i>Add housing trajectory for the Norwich Policy Area at Appendix 5</i></p>
WAAP MM6	22786	22	WYM 1	<p><i>Delete the first bullet point of the policy requirements</i></p> <p><i>Amend the second bullet point of the policy requirements to read:</i> ...the payment of CIL, including <u>Education, Library and Fire Hydrant provision</u>, Bus Rapid Transit, ...</p> <p><i>Amend the first sentence of the sixth bullet point of the policy requirements to read:</i> Children's playspace/recreation areas must be provided in accordance with the Council's 1994 Recreational Open Space guidelines. <u>sufficient to meet the needs of residents of the development.</u> <i>The remainder of this bullet point text to remain as currently proposed.</i></p>
WAAP MM7	22787	23	WYM 2	<p><i>Delete the first bullet point of the policy requirements</i></p> <p><i>Amend the second bullet point of WYM 2 to read:</i> ...the payment of CIL, including <u>Education, Library and Fire Hydrant provision</u>, Bus Rapid Transit, ...</p>

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				<i>Amend the fifth bullet point of the policy requirements to read:</i> Children's playspace/recreation areas must be provided in accordance with the Council's 1994 Recreational Open Space guidelines , <u>sufficient to meet the needs of residents of the development</u> . The provision of older children/adult open space will need to be addressed at the time of any application;
WAAP MM8	-	24	Para 5.11, policy DM1.3 & DM1.5 and Policies Map	Amend Policy DM1.5 by amending the boundary to committed site 2011/0374/D on the policies map to reflect the current planning permission. Amend Policy DM1.3 by adjusting the development boundary on the policies map accordingly. As shown on updated policies map Amend Policy DM1.5 by amending the boundary to committed site 2012/0839/O on the policies map to reflect the current planning permission. Amend Policy DM1.3 by adjusting the development boundary on the policies map accordingly. As shown on updated policies map
WAAP MM9	-	25	Para 5.12	<i>Reword paragraph 5.12 to read:</i> As the 2,200 target threshold is a maximum in the AAP <u>These sites have been deducted from this the minimum 2,200 figure required through allocations and identified on the Policies Map. If any of these permissions (or any of 2008 commitments referred to in paragraph 5.8) should lapse then further applications should have regard to other policies in the AAP Local Plan, particularly the Commitments Policy (DM1.5).</u>
WAAP MM10	22788	26	WYM 3, DM1.3 and Policies Map	<i>Delete the second bullet point of the policy requirements</i> <i>Amend the third bullet point of WYM 3 to read:</i>

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				<p>...the payment of CIL, including <u>Education, Library and on-site Fire Hydrant provision, Bus Rapid Transit, ...</u></p> <p><i>Amend the fourth bullet point of the policy requirements to read:</i> Provision of extensive areas of open space and landscaping in addition to requirement for children’s playspace <u>will be provided sufficient to meet the needs of residents of the development. Children’s playspace/recreation areas must be provided in accordance with the Council’s 1994 Recreational Open Space guidelines.</u>—The provision of older children/adult open space will need to be addressed at the time of any application;</p> <p><i>Add text to fifth bullet point of WYM 3 to read:</i> “Heritage Statement and field evaluation may be required to assess the impact of the development on the historic environment, in particular the setting of Wymondham Abbey <u>and the Lizard Conservation Area;...</u>”</p> <p><i>Amend ninth bullet point of WYM 3 to read:</i></p> <ul style="list-style-type: none"> • <u>Provision of site for new primary school of at least 2 hectares to be agreed and contributions towards the build cost of the primary school and any necessary High School expansion;</u> <p><i>Amend Policy WYM 3 and DM1.3 by amending the allocation and development boundary on the policies map. As shown on updated policies map</i></p>
WAAP MM11	-	27	Para 5.17	<p><i>Add text to end of paragraph 5.17 to read:</i> <u>Through the current planning consent, the retirement care community is proposed to be comprised of an 80 bed nursing home, 66 retirement</u></p>

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				<u>apartments, 25 elderly mentally infirm places, 24 retirement homes with garages, ancillary accommodation for 12 employees, ancillary communal facilities for the use of residents and a doctors' surgery. The concept of a retirement care community is therefore different from the care home provision suggested in Policy WYM 3 and could include a mix of some or all of these uses.</u>
WAAP MM12	-	27	WYM 4 & Policies Map	<p><i>Delete the first bullet point of the policy requirements</i></p> <p><i>Add additional (second) bullet point to WYM 4 to read:</i></p> <ul style="list-style-type: none"> • <u>Site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or payment of CIL, including Library and Fire Hydrant provision;</u> <p><i>Amend Policy WYM 4 by amending the allocation boundary on the policies map. As shown on updated policies map</i></p>
WAAP MM13	22973	29	WYM 6	<p><i>Add additional bullet points to WYM 6 to read:</i></p> <ul style="list-style-type: none"> • <u>Buffer zone/additional planting to be negotiated with South Norfolk Council to screen the development from nearby properties.</u> • <u>A condition will be imposed on hours of operation to protect the residential amenity of nearby properties</u>
WAAP MM14	-	34	Para 7.9	<p><i>Amend Paragraph 7.9 to read:</i></p> <p>...The following policies are designed to provide general green infrastructure principles for any additional developments that come forward during the AAP</p>

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				<p>period, including on sites which currently have planning permission and do not have particular policies in the AAP, should those permissions lapse. <u>The policies are aspirational in nature and the ability and necessity to deliver the projects listed will depend on the particular location and nature of the development, although the Council will seek new or enhanced green infrastructure through new development where appropriate (e.g. through on-site works secured through S106 agreements). The policies recognise that not all new development will be of a sufficient scale to be able to contribute towards green infrastructure projects through on-site works - the suitability will need to be determined through the planning application process – but all development will contribute to green infrastructure through payment of CIL.</u></p>
WAAP MM15	-	35	WYM 8	<p><i>First paragraph of text, final two lines:</i> ...towards green infrastructure enhancements <u>requirements</u> through CIL or s106 contributions <u>and / or CIL as appropriate.</u></p> <p><i>Add the following words to the beginning of the 2nd paragraph of Policy WYM 8 to read:</i> <u>Where appropriate</u> new developments will be required to provide ecological links.....</p> <p><i>Reword the 3rd paragraph of Policy WYM 8 to read:</i> In particular it will be important for new development to consider the following <u>(where relevant):</u></p> <p><i>Reword the final paragraph of Policy WYM 8 to read:</i> All new developments should aspire to net biodiversity gain and any planning</p>

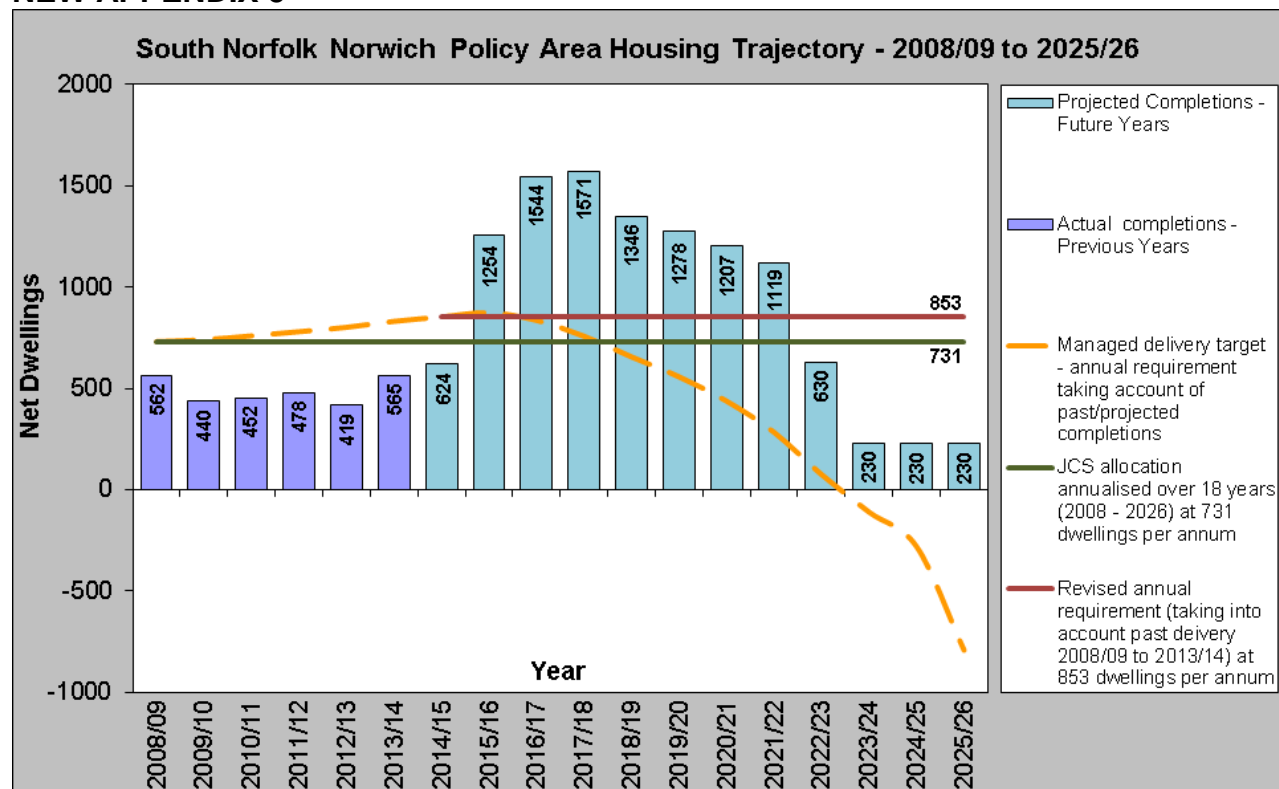
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				proposals should be accompanied by detailed ecological assessment <u>where appropriate</u> . The cumulative impact of developments on biodiversity assets should be considered.
WAAP MM16	-	36	WYM 9	<p><i>Reword Policy WYM9 to read:</i> <u>Where appropriate</u>, new development in the north of Wymondham will be required to maintain, protect and enhance green infrastructure.</p> <p>In particular, <u>where relevant</u>, new development must consider the following:</p>
WAAP MM17	-	38	WYM 10	<p><i>Reword Policy WYM10 to read:</i> <u>Where appropriate</u>, new development in the south of Wymondham will be required to maintain, protect and enhance green infrastructure.</p> <p>In particular, <u>where relevant</u>, new development must consider the following:</p> <p><i>Delete the last 3 bullet points of Policy WYM 10</i></p> <ul style="list-style-type: none"> • Bringing Oxford Common into active management for biodiversity and providing public access from south Wymondham [S2] • Creation of hedgerow and ponds from Silfield Newt Reserve to Goff Petroleum site and proposed quarry • Creation of new woodland for public access <p><i>Replace with new general bullet point to read:</i></p> <ul style="list-style-type: none"> • <u>Explore biodiversity enhancement and green infrastructure accessibility projects to the south of the WYM 3 housing allocation [S2] [S3]</u>
WAAP	-	39	WYM 11	<i>Reword Policy WYM11 to read:</i>

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MM18				<p>Where <u>appropriate</u> new development in the west of Wymondham will be required to maintain, protect and enhance green infrastructure.</p> <p>In particular, <u>where relevant</u>, new development must consider the following:</p>
WAAP MM19	22783	43	WYM 12	<p><i>Amend second bullet point of WYM 12 to read:</i></p> <ul style="list-style-type: none"> It affects only a small part of the site <u>which cannot be used for pitch sports</u> and does not prejudice the recreational use of the site
WAAP MM20	-	44	WYM 13	<p><i>Reword Policy WYM 13 to read:</i></p> <p>The Council will require developers to provide new on-site public open space as part of the allocation of 1230 houses in South Wymondham using the Council's 1994 recreational open space standards <u>to provide much needed recreational facilities in that area of the town.</u></p> <p>Developers of other housing sites will be required to provide <u>adequate outdoor play facilities and recreational open space commensurate with the level of development proposed.</u> younger children's play space on site and older children/adult open space will either be provided on site or the developer will be expected to contribute towards the cost of improving, or adding to, existing areas of open space within the town using the Council's 1994 recreational open space standards.</p> <p><i>3rd paragraph to remain unchanged</i></p>
WAAP MM21	22784	45	WYM 14	<p><i>Add additional sentence to the end of WYM 14 to read:</i></p> <p><u>The new facility must be provided prior to the loss of the existing rugby ground to ensure continuity of provision.</u></p>

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WAAP MM22	-	48	WYM 16	<p><i>Amend the second paragraph of Policy WYM 16 to read:</i> Class A1 shop uses will not be permitted.</p> <p><i>Amend B) of the third paragraph of Policy WYM 16 to read:</i> ... would lead to fewer more than 45% of the ground floor non-residential units being available for in non class A1 shop use</p>
WAAP MM23	-	49	New Paragraph 9.11 (renumber subsequent paragraphs accordingly)	<p><i>Add new paragraph 9.11 under the heading of 'Preserving and Enhancing the Historic Character of the Town' to read as below and renumber subsequent paragraphs accordingly:</i></p> <p><u>It is not proposed to have a bespoke policy relating to preserving and enhancing the historic character of the town centre as it is considered that this is adequately covered by policies in the Development Management document (specifically Policy DM4.11), the NPPF and the Council's Placemaking Guide and Conservation Area Appraisal. The Council will actively pursue opportunities to preserve and enhance the historic character of the town centre conservation area through all means available including i) securing enhancements to the town centre and its public realm through developer contributions and other sources ii) proactively addressing heritage assets at risk and iii) utilising the Wymondham conservation area appraisal and management plan to achieve positive results. Development proposals that could affect heritage assets will be considered against policy DM4.11, national policy and guidance and JCS Policy 2 as relevant.</u></p>
WAAP MM24	-	50	WYM 17	<i>Delete Policy WYM 17 and renumber remaining policies accordingly</i>

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WAAP MM25	23024	51	WYM 19 (to be WYM 18)	<i>Delete the first bullet point of the policy requirements</i>
WAAP MM26	-	56	Policy WYM 21 (to be WYM 20)	<i>Delete Policy WYM 21 and renumber remaining policies accordingly</i>
WAAP MM27	-	61	New para 13.7	<p><i>Add new paragraph to read:</i> <u>Review of the Plan</u></p> <p><u>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 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 within five years of adoption of the Wymondham AAP at the latest.</u></p>
WAAP MM28	-	-	Policies Map and Policy DM1.3	<i>Amend policy DM1.3 by amending the development boundary on the policies map to reintroduce Flood Zones 2 & 3 areas previously within development boundaries, but removed at Preferred Options stage. As shown on updated policies map</i>
WAAP MM29	-	-	New Appendix 6	<i>Add list of policies to be superseded. See new Appendix 6</i>

NEW APPENDIX 5



Note: 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. 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.

New Appendix 6: 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 Wymondham Area Action Plan.

Policy	Title
WYM1	Housing allocation, Friarscroft Lane, Wymondham
WMY4	Housing allocation between Silfield Road and Rightup Lane, Wymondham
WYM5	Employment allocations in Wymondham
WYM8	Rear servicing of commercial premises in the central area of Wymondham
WYM10	Car and coach parking, Browick Road Recreation Ground, Wymondham
WYM11	Lorry and coach park on Harts Farm employment land, Wymondham
WYM12	Impact of new buildings on vistas and views of Wymondham Abbey towers
WYM13	Protecting the setting of Wymondham Abbey
WYM14	Public open space allocations in Wymondham
WYM15	Provision of replacement allotments in Wymondham

WYM16	Footpath route alongside disused Dereham to Wymondham rail line
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