

Schedule 3a: Additional (Minor) modifications to Regulation 19 Site Allocations and Site Specific Policies plan

REF	PAGE	POLICY / SITE	MINOR MODIFICATION
SA-MIN1	9	Introduction	<p>Add new final sentence to paragraph 1.4 of the Introduction chapter, as follows:</p> <p><u>“Once adopted, the Site Allocations plan and Development Management Policies plan, along with the Joint Core Strategy and Northern City Centre Area Action Plan, will supersede the 2004 local plan in its entirety.”</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN2	10	Introduction: Fig. 1	<p>Modification to the process diagram to make clear that the Local Development Scheme, Statement of Community Involvement and monitoring reports feed into the local plan but are not part of it. The three boxes at the top of the diagram relating to the LDS, SCI and monitoring, are to be moved to the side of the diagram. In addition, a new arrow is also to be added to show that SPDs also feed into Neighbourhood Plans.</p> <p><i>Reason: For clarification</i></p>
SA-MIN3	13	Introduction	<p>Amend text in paragraph 1.13 to include reference to the adopted Northern City Centre Area Action Plan (NCCAAP) and clarify how the emerging allocations and the NCCAAP allocations are shown on the policies map:</p> <p>“This document should be read in conjunction with the draft Development Management Policies plan, which sets out proposed planning policies for the city council area, and</p>

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			<p>informs the content of the proposed site allocation policies; and the adopted Northern City Centre Area Action Plan, which makes site allocations in that area which are not included in this plan. <u>Policies and proposals from this Site Allocations Plan, the DM Policies Plan and the adopted Northern City Centre Area Action Plan are all illustrated on a combined Local Plan Policies Map which accompanies this document</u>".</p> <p><i>Reason: For clarification</i></p>
SA-MIN4	14	Introduction	<p>Amend text in bullet point 1 of paragraph 1.16 to add:</p> <p>"A Policies Map illustrating the <u>individual sites proposed in the Site Allocations plan and the policies in the Development Management Policies plan alongside those policies and proposals in the adopted Northern City Centre Area Action Plan which will continue to apply. And the individual sites proposed in the Site Allocations plan.</u> The policies map forms part of the plan and must be read alongside it".</p> <p><i>Reason: For clarification</i></p>
SA-MIN5	18	Chapter 2: Policy Context	<p>Amend text in paragraph 2.9 to add:</p> <p>"Planning positively and strategically to support business, ensuring an adequate supply of land and premises for economic growth and promoting inward investment and innovation (particularly in key sectors and clusters) are emphasised in the NPPF. The guidance advises against long term protection of employment allocations stating that 'applications for alternative uses of designated land or buildings should be treated on their merits having regard to market signals such as land prices and housing affordability, and set out a clear</p>

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			<p>strategy <u>and the relative need</u> for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business different land uses to support sustainable local communities’. Allocation of land for development in this plan must take account of the strategic longer term needs and priorities in the Joint Core Strategy, including the need to support significant levels of job growth through identifying business development opportunities and (in particular) by retaining employment land for its designated purpose (JCS Policy 5)”. <i>Reason: For clarification</i></p>
SA-MIN6	18-19	Chapter 2: Policy Context	<p>Delete paragraphs 2.10, 2.11 and 2.12 and add two new paragraphs (2.10 and 2.11):</p> <p><u>2.10 “Evidence from the Greater Norwich Gypsies and Travellers Accommodation Assessment (published August 2012) suggests an immediate requirement in Norwich between 2011 and 2016 for a maximum of 11 additional pitches. This is part of an overall five year requirement across greater Norwich for 51 pitches, the remainder being distributed between Broadland and South Norfolk. Three pitches have already been provided in Norwich so the net additional requirement is 8 pitches to 2016. There is likely to be an ongoing requirement for up to 30 additional pitches every five years in the greater Norwich area over the remainder of the plan period (i.e. a total of 60 additional pitches from 2016 to 2026), which equates to an additional 13 pitches in Norwich city (based on the same geographical distribution as the need to 2016), resulting in a total need for 21 pitches to 2026. The report indicates no requirement for additional plots for travelling showpeople”.</u></p> <p><u>2.11 “Policy DM14 in the Development Management Policies Plan sets out the Council’s</u></p>

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			<p><u>approach to this issue. The policy states that the existing gypsy and traveller site at Swanton Road and the travelling showpeople’s site at Hooper Lane will be retained and reserved for those purposes, and that proposals for their upgrading over the plan period will be permitted where in accordance with other plan policies. In addition, the policy commits the Council to meeting the identified need for 21 additional pitches to 2026, through grant applications in 2014 which may meet some or all of this need. However if it is not possible to identify sites capable of meeting this need, the policy commits the Council to producing a short focused local plan to identify and allocate additional sites for gypsy and traveller provision to meet the identified need. If required, this plan will be commenced within one year of the adoption of the Site Allocations Plan.</u></p> <p><i>Reason: For clarification, to reflect new evidence and the revocation of the East of England Plan, and for consistency with proposed modification to policy DM14.</i></p>
SA-MIN7	20-21	Chapter 2: Policy Context	<p>Amend paragraph 2.16 under the sub-heading ‘Local policy’ to state:</p> <p>2.1 “The JCS was developed by the Greater Norwich Development Partnership (GNDP), a partnership of the three councils of Broadland, Norwich and South Norfolk, working together with Norfolk County Council. The JCS was adopted in March 2011 and amended in January 2014¹ and sets out a strategy for growth of the Norwich policy area. Objective 2 of the plan is ‘to allocate enough land for housing, and affordable housing, in the most sustainable settlements’. <u>It provides for at least 37,000 new homes in the Plan area over the period 2008-2026 a level which</u></p>

¹ Consequential edit to reflect JCS adopted in 2014

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			<p><u>demonstrably meets fully the objectively assessed housing needs of the wider area.</u></p> <p>2.2 <u>Although overall housing growth levels proposed in the JCS remain the same as adopted in March 2011 some amendments were made to the JCS to ensure consistency with the NPPF and particularly to ensure that adequate flexibility exists to promote housing delivery if necessary. JCS policy 22 requires that if there is a significant shortfall of housing supply affecting the Broadland part of the Norwich Policy Area (NPA) the local Council's will produce a short, focussed Local Plan to identify additional locations within the NPA for immediate deliverable housing land to remedy the shortfall. If such a Plan is produced priority will be given to sites in Norwich ahead of those elsewhere in the NPA in accordance with the settlement hierarchy set out in paragraph 6.2 of the JCS".</u></p> <p><i>Reason: Made following consideration of issues raised in the Inspector's letter dated 15th May 2014.</i></p>
SA-MIN8	27	Chapter 3: Site selection	<p>To add a new sub-heading and two new paragraphs following the sub-heading 'Additional stage of consultation' to state:</p> <p>"Soundness (pre-submission) consultation:</p> <p><u>3.13a "The final stage of consultation on the plan (the Regulation 19 consultation) took place from August to October 2012. Individuals and organisations were able to comment on the soundness and legal compliance of the plan. It should be noted that prior to consultation on the Pre-submission plan, a decision was taken by members at Cabinet in</u></p>

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			<p><u>July 2012 to omit two sites from the plan: R6 (former Lakenham Sports and Leisure Centre) and R45 (land west of Bluebell Road). A further site CC09 (King Street Stores and adjacent Lincoln Ralphs sports centre) was amended by Cabinet, to remove the Lincoln Ralphs Sport Centre site from the allocation”.</u></p> <p><u>3.13b “A total of 141 representations were received to this period of consultation. The representations and the council’s responses to them are set out in the Statement of Consultation and Publicity, which is part of the submission documentation evidence base and is available on the council’s website”.</u></p> <p><i>Reason: To factually update the plan.</i></p>
SA-MIN9	28	Chapter 3: Site selection	<p>Amend paragraph 3.19 to add:</p> <p>“The full evidence base is set out on the Council’s website and will form forms part of the supporting documentation to inform the independent public examination into both plans (in 2013)”. </p> <p><i>Reason: For clarification</i></p>
SA-MIN10	28	Chapter 3: Site selection	<p>Amend paragraph 3.20 to add:</p> <p>“The evidence base also takes account of representations made at the various stages of consultation of the plan, as set out above. These are detailed in the Council’s Statement of Consultation and Publicity, one of the background documents for this consultation plan:”.</p>

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			<i>Reason: For clarification</i>
SA-MIN11	29	Chapter 3: Site selection	<p>Amend text in paragraph 3.23 to add:</p> <p>“The viability studies undertaken to support the introduction of a Community Infrastructure Levy (CIL), anticipated to be in place by late 2012 <u>adopted in July 2013</u>, are key pieces of evidence to support the growth proposed in the JCS and have helped shape the Council’s approach to viability issues in the Site Allocations and Development Management Policies Plans”.</p> <p><i>Reason: To reflect the adoption of the Community Infrastructure Levy (CIL)</i></p>
SA-MIN12	29	Chapter 3: Site selection	<p>Amend paragraph 3.25 to add:</p> <p>“The initial viability study is supplemented by a report setting out further evidence from local developers to test the impact of CIL on viability. <u>Supplementary reports deal variously with viability issues around provision and build costs of flats in Norwich, the impact of garages on the sale price of new build housing and the viability of large scale convenience goods based retail development.</u> The <u>main</u> report examined a range of local scenarios to illustrate the impact of various assumptions on residual land value. It concludes concluded that in most cases the proposed residential CIL charges can <u>could</u> be accommodated whilst still allowing the full requirement for affordable housing to be delivered and a viable residual land value retained. Collectively, the studies and supplementary evidence have been considered at examination and have informed the final CIL charging schedule. There is likely to be an early review of the CIL charges, after an initial operating period of two to three years, during which the CIL impacts can be further evaluated and any implications of</p>

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			<p>changed market conditions incorporated”.</p> <p><i>Reason: To reflect the adoption of the Community Infrastructure Levy (CIL)</i></p>
SA-MIN13	29-30	Chapter 3: Site selection	<p>Addition of the following text after paragraph 3.25:</p> <p><u>The Council published a further viability assessment in November 2013 which assessed the viability of different typologies of sites in the Site allocations plan and whether policies in the DM policies plan would adversely affect the viability of development of these sites. It concluded that the majority of the residential and mixed use allocations would be viable; the viability of high density residential development in the city centre would be more marginal (though increasingly viable with a small uplift in sales values), and that employment development would currently be unviable. However, this reflects the current national and regional picture and likely market improvements should greatly improve the viability of employment development. In addition, the study showed that policies in the DM policies plan would not adversely affect the viability of development proposed in the Site allocations plan.</u></p> <p><i>Reason: for clarification</i></p>
SA-MIN14	30	Chapter 3: Site selection	<p>Amend text in the first sentence of paragraph 3.28 to add:</p> <p>”When considering planning applications which involve a planning obligation, the Council takes <u>has taken</u> a flexible approach through its adopted planning obligations prioritisation framework which sets out the relative priorities for the delivery of planning obligations in the event that these, in combination, will have a significant impact on viability and</p>

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			<p>deliverability”.</p> <p><i>Reason: For clarification</i></p>
SA-MIN15	32-33	Chapter 3: Site selection	<p>To delete paragraphs 3.37, 3.38 and 3.39 and add a new paragraph:</p> <p>3.34 <u>“A further stage of sustainability appraisal was undertaken by the same consultants to accompany the Pre-Submission plan consulted upon between August and October 2012 and was further reviewed for submission in the light of the generally minor changes made to the plan in response to that consultation. An addendum to the Pre-Submission SA report was produced following the public examination to take account of any main modifications to the plan, and an environmental statement summarising the input of SA into plan making will be produced when the plan is adopted.”</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN16	34	Chapter 4: Monitoring	<p>To add the following text to the end of paragraph 4.3:</p> <p><u>“In addition the Council monitors a number of local indicators set out in the AMR which provide the basis for the local plan monitoring framework”</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN17	34	Chapter 4: Monitoring	<p>To include reference to the NCCAAP in the final bullet point of paragraph 4.4:</p> <p><u>“Progress on delivery of individual site allocations in this plan and in NCCAAP the Northern</u></p>

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			<p><u>City Centre Area Action Plan”</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN18	35-37	Chapter 5: Consultation on the Pre-Submission version	<p>To delete Chapter 5 of the regulation 19 plan relating to consultation on the emerging plan.</p> <p><i>Reason: No longer required</i></p>
SA-MIN19	38-39	Chapter 6: Introduction to the site specific policies	<p>To add the following text to the end of paragraph 6.2:</p> <p><u>“Five city centre sites which appeared in the Pre-submission plan have not been carried forward into this plan: CC2 (84-110 Ber Street), CC18 (Former Hunters Squash Club Edward Street), CC25 (Norfolk House, Exchange Street), CC28 (Fire Station, Bethel Street), and, CC33 (Westlegate Tower). These sites have either changed hands and the new owner has clarified that the site is not available for development in the plan period, the Council has been advised that the site will not be delivered within the plan period, or development in accordance with a planning permission has been commenced on site.”</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN20	41	Chapter 6: Introduction to the site specific policies	<p>To amend paragraph 6.10 to add:</p> <p>“Please note that site R34 (land at Northumberland Street) was not carried forward into the pre-submission plan as the landowner has recently clarified that he no longer wishes to develop the site. In addition, following consideration at Cabinet in July 2012 the Council decided to remove two other sites from the Pre-submission plan: R6 (the former Lakenham</p>

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			<p>Sports Ground) and R45 (Land west of Bluebell Road).</p> <p><i>Reason: For clarification</i></p>
SA-MIN21	59-62	CC5/ Rose Lane/Mountergate	<p>Amend text as follows: After the last paragraph of the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN22	66-69	CC7/St Anne's Wharf and adjoining land	<p>Amend text as follows: Add a new paragraph to the explanatory text:</p> <p><u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN23	66-69	CC7/St Anne's Wharf	<p>Amend text as follows: In the last paragraph of the explanatory text, replace the sentence</p>

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		and adjoining land	<p>"Therefore a flood risk assessment and appropriate mitigation measures will be required." with <u>"Since the site is over 1 hectare, a flood risk assessment is required and appropriate mitigation measures should be provided as part of the development."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN24	66-69	CC7/St Anne's Wharf and adjoining land	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN25	70-73	CC8/Land at Hobrough Lane, King Street	<p>Amend text as follows: Add a new paragraph to the explanatory text:</p> <p><u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency."</u></p> <p><i>Reason: For clarification</i></p>

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SA-MIN26	70-73	CC8/Land at Hobrough Lane, King Street	Amend text as follows: After the 7th paragraph, add " <u>Development should also take into account possible site contamination.</u> " <i>Reason: For clarification</i>
SA-MIN27	70-73	CC8/Land at Hobrough Lane, King Street	Amend text as follows: In the explanatory text, add an additional paragraph: <u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u> <i>Reason: For clarification</i>
SA-MIN28	74-77	CC9/King Street Stores	Amend text as follows: To add a new paragraph to the explanatory text: <u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency."</u> <i>Reason: For clarification</i>
SA-MIN29	74-77	CC9/King Street	Amend text as follows: In the explanatory text, add an additional paragraph:

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		Stores	<p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN30	74-77	CC9/King Street Stores	<p>Amend text in paragraph 4 of the explanatory text to remove the reference to conservation area consent and replace with the following "Any demolition would require conservation area consent <u>planning permission</u>".</p> <p><i>Reason: To reflect changes in planning legislation.</i></p>
SA-MIN31	78-80	CC10/144-162 King Street	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>

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SA-MIN32	81-85	CC11/Land at Garden Street	<p>Amend text as follows: In the third paragraph of the explanatory text add "<u>possible contamination</u>" after "... main archaeological interest,"</p> <p><i>Reason: For clarification</i></p>
SA-MIN33	81-85	CC11/Land at Garden Street	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected throughout the development of the site. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN34	86-88	CC12/Land at Argyle Street	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p>

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SA-MIN35	89-91	CC13/Site at Wherry Road	<p>Amend text as follows: Add a new paragraph to the explanatory text:</p> <p><u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN36	89-91	CC13/Site at Wherry Road	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN37	92-94	CC14/Land at Lower Clarence Road	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the</u></p>

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			<p><u>water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN38	95-97	CC15/Busseys Garage Site, Thorpe Road and Lower Clarence Road	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN39	98-101	CC16/Norwich Mail Centre, 13-17 Thorpe Road	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p>

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SA-MIN40	102-106	CC17/Land adjoining Norwich City Football Club, Kerrison Road	<p>Amend text as follows: A new paragraph to be added to the explanatory text to address watercourse issue and flood risk assessment requirement:</p> <p><u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN41	102-106	CC17/Land adjoining Norwich City Football Club, Kerrison Road	<p>Amend text as follows: Following the above, add <u>"Since the site is over 1 hectare, a flood risk assessment is required and appropriate mitigation measures should be provided as part of the development."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN42	102-106	CC17/Land adjoining Norwich City Football Club, Kerrison Road	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water"</u></p>

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			<p><u>environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN43	117-119	CC20/14-154 Oak Street	<p>Amend text as follows: After the end of the last paragraph of the explanatory text, add "<u>In addition development may need to address possible contamination issues."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN44	120-122	CC21/Furniture Store, 70-72 Oak Street	<p>Amend text as follows: After the end of the second last paragraph of the explanatory text, add "<u>In addition development may need to address possible contamination issues."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN45	123-125	CC22/Oak Street and Sussex Street Commercial Sites, 160-162 Oak Street	<p>Amend text as follows: After the end of the second last paragraph of the explanatory text, add "<u>In addition development may need to address possible contamination issues."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN46	170-173	CC35/Westwick Street Car Park	<p>Amend text as follows: Add a new paragraph after the second last paragraph of the explanatory text:</p> <p><u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency."</u></p>

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SA-MIN47	183-185	R3/Hall Road District Centre	<p>Amend text as follows: Amend last line of final sentence in 'deliverability' text to delete reference to housing so that it ends "...commercial, <u>leisure and</u> community and residential uses, with 231 dwellings."</p> <p><i>Reason: To reflect recent proposals for the site and the fact that the previous consent has expired.</i></p>
SA-MIN48	190-192	R5/Part of school playing field of Hewett School	<p>Amend text as follows: Add a new paragraph after the last paragraph of the explanatory text: "<u>Since the site is over 1 hectare, a flood risk assessment is required and appropriate mitigation measures should be provided as part of the development.</u>"</p> <p>Amend site area in supporting text to reflect correction to site boundary.</p> <p><i>Reason: For clarification</i></p>
SA-MIN49	201-208	R10/Deal Ground	<p>Amend text as follows: Amend first sentence of third bullet point of explanatory text on page 191, for clarification:</p> <p>"Need to manage the transport impact of the development on the strategic highway network, and <u>on the nearby village of Trowse, and</u> provide for ..."</p> <p><i>Reason: For clarification</i></p>

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SA-MIN50	201-208	R10/Deal Ground	<p>Amend text as follows: Make a minor change for clarification to bullet point 2 in explanatory text as follows: "Any new bridge or bridges should allow adequate clearance for river craft and provide river moorings <u>and de-masting points</u> along the River Wensum."</p> <p><i>Reason: For clarification</i></p>
SA-MIN51	201-208	R10/Deal Ground	<p>Amend the first paragraph of the introduction as follows:</p> <p>"... Adjoining the site to the west is an operational minerals aggregate depot and processing plant railhead and asphalt plant, situated alongside and served from the railway. This railhead site is safeguarded in the adopted Norfolk Minerals Local Plan and emerging Minerals and Waste development Framework and land is reserved for the potential extension of the facility under Core Strategy Policy CS16 in the adopted Minerals and Waste Core Strategy (September 2011). The railhead currently receives the majority of crushed rock deliveries for Norfolk. It benefits from deemed consent and is not subject to any restrictions to operating hours, noise limits etc. The asphalt plant has the benefit of permanent planning permission (ref. C/4/2010/4003), which contains conditions regarding noise limits, operational hours etc."</p> <p><i>Reason: For clarification</i></p>
SA-MIN52	201-208	R10/Deal Ground	<p>Amend text as follows: Amend 1th paragraph on page 203 as follows:</p> <p>"... This was prepared jointly by Norwich City Council, Norfolk County Council <u>in its capacity as the Highway Authority</u>, South Norfolk Council and the Broads Authority, and was published in 2009 and updated in August 2010...."</p>

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			<i>Reason: For clarification</i>
SA-MIN53	201-208	R10/Deal Ground	<p>Amend 6th paragraph of the explanatory text as follows:</p> <p>'A revised outline planning application (reference 12/00875/O) for the redevelopment of the Deal Ground and adjacent May Gurney site was submitted to the three relevant planning authorities (South Norfolk and the Broads Authority in addition to the City Council) in April 2012. <u>This application was granted outline permission on 12 July 2013, with all matters reserved except access.</u>'</p> <p><i>Reason: Factual update.</i></p>
SA-MIN54	201-208	R10/Deal Ground	<p>Amend text as follows: Add a new paragraph after the last paragraph of the explanatory text:</p> <p><u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN55	201-208	R10/Deal Ground	<p>Amend text as follows: In the explanatory text, add an additional paragraph:</p> <p><u>"Development needs to ensure that the water environment is protected. The site falls</u></p>

REF	PAGE	POLICY / SITE	MINOR MODIFICATION
			<p><u>within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u></p> <p><i>Reason: For clarification</i></p>
SA-MIN56	201-208	R10/Deal Ground	<p>Amend 8th bullet point in policy R10 to replace "and/or residential moorings" with "<u>public moorings and/or private moorings serving new residential development</u>".</p> <p><i>Reason: There is a general expectation within saved RLP policy TVA3, emerging policy DM28 of the Norwich DM Policies Plan and policies DP12, DP16 and DP25 of the adopted Broads Authority DM Policies DPD that opportunities should be taken to improve access to waterways through development and to make appropriate provision for public and private moorings, where these are well-located and do not impede river navigation. It is acknowledged that there may be some confusion over the term "residential moorings" which within the Broads plans refers to moorings serving permanent residences on the river, such as houseboats. These would not be accepted here: consequently it is suggested that the term should be amended as proposed. The provision of such moorings would be encouraged but not required.</i></p>
SA-MIN57	238-242	R18/124-128 Barrack Street	<p>Addition of the following text after paragraph 3 of description to R18:</p> <p><u>The adjacent site is used as a dental practice and has recently had a large extension to the rear. The surgery was a former public house, and is locally listed.</u></p>

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			<i>Reason: for clarification</i>
SA-MIN58	259-262	R23/Land at Aylsham Road	Amend text as follows: After the last paragraph of the explanatory text, add: " <u>Development should also take into account possible site contamination.</u> " <i>Reason: For clarification</i>
SA-MIN59	263-266	R24/165-187 Aylsham Road	Amend text as follows: After the last paragraph of the explanatory text, add: " <u>Development should also take into account possible site contamination.</u> " <i>Reason: For clarification</i>
SA-MIN60	296-299	R33/Heigham Water Treatment Works	Amend text as follows: Add a paragraph after the last paragraph of the explanatory text: <u>"This site lies adjacent to the River Wensum. A written consent from the Environment Agency is required for proposed works or structures, in, under, over or within 9 metres of the top of the bank of a designated 'main river'. It is recommended that developers engage in early discussions with the Environment Agency".</u> <i>Reason: For clarification</i>
SA-MIN61	296-299	R33/Heigham Water Treatment Works	Amend text as follows: After the second paragraph of the explanatory text, add " <u>Since the site is over 1 hectare, a flood risk assessment is required and appropriate mitigation measures should be provided as part of the development.</u> "

REF	PAGE	POLICY / SITE	MINOR MODIFICATION
			<i>Reason: For clarification</i>
SA-MIN62	296-299	R33/Heigham Water Treatment Works	Amend text as follows: After the third paragraph, add " <u>Development should take into account possible site contamination.</u> " <i>Reason: For clarification</i>
SA-MIN63	319-322	R41/Three Score, Bowthorpe	Amend text as follows: In the explanatory text, add an additional paragraph: <u>"Development needs to ensure that the water environment is protected. The site falls within Source Protection Zone 1, designated to protect water supplies, and therefore the water environment is particularly vulnerable in this location. Detailed discussions over this issue will be required with the Environment Agency to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment."</u> <i>Reason: For clarification</i>
SA-MIN64	267-269	R25: Former Pupil Referral Unit, Aylsham Road	Delete reference to Norfolk County Council as owner of the site from paragraph 1 of the explanatory text and paragraph 1 of the Deliverability text: Explanatory text "Development of this site will bring a redundant County Council site back into use; housing development is suitable on this brownfield site located within a predominantly residential area".

REF	PAGE	POLICY / SITE	MINOR MODIFICATION
			<p>Deliverability “The site is a new allocation owned by Norfolk County Council and is suitable and available for development within the plan period”.</p> <p><i>Reason: To reflect new ownership status.</i></p>
SA-MIN65	343-355	Appendix 1: Sites not carried forward into this plan	<p>To add reference to site CC2 into Appendix 1 (Sites not carried forward into this plan).</p> <p>Reason: For clarification</p>
SA-MIN66	343-355	Appendix 1: Sites not carried forward into this plan	<p>To add reference to site CC18 into Appendix 1 (Sites not carried forward into this plan).</p> <p>Reason: For clarification</p>
SA-MIN67	343-355	Appendix 1: Sites not carried forward into this plan	<p>To add reference to site CC25 (MO61) into Appendix 1 (Sites not carried forward into this plan).</p> <p><i>Reason: For clarification</i></p>
SA-MIN68	343-355	Appendix 1: Sites not carried forward into this plan	<p>To add reference to site CC28 into Appendix 1 (Sites not carried forward into this plan).</p> <p>Reason: For clarification</p>
SA-MIN69	343-355	Appendix 1: Sites not carried forward into this plan	<p>To add reference to site CC33 into Appendix 1 (Sites not carried forward into this plan).</p> <p>Reason: For clarification</p>

REF	PAGE	POLICY / SITE	MINOR MODIFICATION
SA-MIN70	343-355	Appendix 1: Sites not carried forward into this plan	<p>To add reference to site R6 into Appendix 1 (Sites not carried forward into this plan).</p> <p><i>Reason: For clarification</i></p>