

## Non-material changes (minor edits, factual updates and consequential changes) made to the development management policies local plan following the Inspector's Report

As agreed by the head of planning services in consultation with the portfolio holder for environment development and transport

**A. Changes made prior to approval of the local plan by cabinet (12 November 2014) and resolution to adopt by full council (25 November 2014). These changes were included in the text of the local plan considered by both cabinet and council.**

REF	PAGE	POLICY/SITE	AMENDMENT	MINOR EDIT/FACTUAL UPDATE/CONSEQUENTIAL CHANGE
1	Multiple	Whole document	<p>a) References to the terms <i>Development Plan Document</i> and <i>DPD</i> have been replaced by <i>local plan</i> throughout the plan text, and also in its title, following the recommendation of the Planning Inspectorate. The terms have however been retained where they occur within the body of policies.</p> <p>b) References to the term <i>local plan</i> (where it refers to the overall suite of documents previously known as the LDF) have been replaced by <i>development plan</i>.</p>	<p>FACTUAL UPDATE</p> <p>FACTUAL UPDATE</p>
2	3	Foreword	<p>a) Amend text in paragraph 3 to read 'Alongside the Site allocations plan, this local plan ...'</p> <p>b) Amend text in paragraph 4 to reflect the plan preparation process as a whole and to reflect the adoption of the plan.</p> <p>c) Amend name and photograph of Portfolio Holder</p> <p>d) Amend date of Foreword to match publication date.</p>	<p>MINOR EDIT</p> <p>CONSEQUENTIAL CHANGE</p> <p>FACTUAL UPDATE</p>
3	9	Introduction Para 1	In the second bullet point reference is added to the Policies Map in the list of Development Plan Documents for Norwich.	MINOR EDIT
4	16	Introduction	Amend plan adoption date in Table 1.	FACTUAL UPDATE
5	53	Para 5.17	In the third sentence, for "SAB approval" read "SuDS approval body (SAB) approval".	MINOR EDIT
6	59	Para 6.4	In the last sentence, replace "Greater Norwich Development Partnership" with "Greater Norwich Growth Board (the successor to the Greater Norwich Development Partnership)".	FACTUAL UPDATE

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7	59	Para 6.6	References to “Catton Chalk Pit” and “St James’ Hollow” replaced with “Catton Grove Chalk Pit” and St. James’ Pit” respectively, reflecting their official SSSI designations as recorded by Natural England.	FACTUAL UPDATE
8	78	Para 9.8	Correct website address for Norfolk Heritage Environment Record ( <a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a> )	FACTUAL UPDATE
9	108	Para 14.4	Delete “draft” in the first sentence (“Evidence from the draft Greater Norwich Gypsies and Travellers Accommodation Assessment 2011...”).  <i>Corrects a factual error: the document was finalised as of August 2012 and from that point was no longer a draft. (This is a consequential revision to recommended main modification DM-MM9).</i>	MINOR EDIT
10	126, 128	Paras 18.8, 18.15	(a) Amend paragraph 18.8 as follows 18.8 To successfully implement the strategy and comply with the NPPF this policy requires main town centre uses to be located in defined centres unless there is a clear case (justified by sequential and impact tests as set out in paras 24-26 of the NPPF) for locating them elsewhere. It also seeks to manage the scale and location of new development in accordance with a local hierarchy of retail centres. This is to ensure that large scale development is located in larger centres and everyday shopping needs can be met locally in smaller centres. Consequently <del>the policy</del> Appendix 4 includes <u>indicative thresholds for maximum scales of development in different types of centre: (1000 sq.m for district centres; 500 sq.m for local centres).</u>  (b) Amend final sentence of paragraph 18.15 to read “The local thresholds used in this plan <del>are</del> <u>is</u> , therefore lower than <del>this</del> the national (1000 sq.m <u>gross internal area for district centres; 500 sq.m for local centres</u> ) and reflects a proportionate and reasonable approach tailored to local circumstances”.	CONSEQUENTIAL CHANGE

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			<p>These changes remove an anomalous reference to a 500 sq.m threshold in paragraph 18.15, The 500 sq. m threshold is intended to relate to an appropriate scale of development within local centres and not to a threshold for assessing the impact of development outside them. The thresholds used to assess appropriate scale for development within centres are added in paragraph 18.8 for the avoidance of doubt.</p> <p><i>Changes made:</i></p> <ol style="list-style-type: none"> <li>1. for consistency with the city council's <a href="#">public examination hearing statement DM3</a>, responding to the inspector's question 78 (page 48)</li> <li>2. for consistency with Appendix 4,</li> <li>3. for consistency with the commentary in paragraph 93 of the <a href="#">Inspectors Report</a>, which states:</li> </ol> <p><i>"Appendix 4, which is referred to in Policy DM18, makes it clear that the local impact test threshold for development outside of defined centres <b>should be set generally at 1000 sq.m gross internal area</b>. It is considered that this relatively low threshold is appropriate given that the evidence demonstrates that the scale of district centres within Norwich is usually smaller than average and impact would be evident from moderate scales of development. To accept retail development of up to 2500 sq.m (i.e. the NPPF default setting) may well lead to the diversion of trade from other centres. <b>Consequently an impact test threshold of 1000sq.m gross internal area</b> is a proportionate and reasonable approach that takes account of local circumstances". [our emphases]</i></p>	
11	134	Para 19.5	<p>Amend the last part of the second sentence to read</p> <p>"...the lack of good quality accommodation could reduce the impetus for new office development to be brought forward in the centre and extend the timescale for such development to become viable."</p> <p><i>This is in response to the request in the <a href="#">Inspector's report</a> at para 103 for a</i></p>	MINOR EDIT

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			<i>"simple wording change" to address the concerns of Broadland District Council. The city council's reasoning here is that the continued loss of good quality accommodation in the city centre would tend to reduce the attractiveness of the centre as an office location and, while the market might well be encouraged to take up new good quality office space, that space might well not be provided in the centre.</i>	
12	135	Para 19.9	<p>Replace reference to "Office Priority Area" with "Office Development Priority Area". For consistency with references to this area in the body of the policy as "priority areas for office development" and references in examination documentation to the ODP, etc.</p> <p><i>The change is made for clarification to remove a potential area of confusion, insofar as the area of the centre which is the main concentration of office <u>employment</u> is not the same as the area being prioritised for office <u>development</u>.</i></p>	MINOR EDIT
13	135	Para 19.10	<p>a) In the first sentence, replace "identified as an office priority area" with "identified as part of the Office Development Priority Area", as DM-13 above.</p> <p>b) In the third sentence replace reference to <i>Peters Bridge</i> with <i>Jarrold Bridge</i>, to reflect its official designation as of mid 2014.</p>	MINOR EDIT
14	142	Para 20.16	<p>In the last sentence add "(where needed)" after "Such temporary permission...".</p> <p><i>Change consequential on amended planning regulations. The General Permitted Development Order 2014 makes provision for temporary flexible uses in a range of planning use classes to be carried out as permitted development for a period of two years under a prior notification procedure. Accordingly, there will be less need, procedurally, for formal temporary planning permissions in most circumstances, but they may still be appropriate in some cases and in the event</i></p>	CONSEQUENTIAL CHANGE

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			<i>of future legislative changes.</i>	
15	147	Para 21.5	Add at the end of the paragraph “The subsequent opening in November 2013 of a new local foodstore at 463 Sprowston Road has also resulted in the former local centre at Sprowston Road/Shipfield being redesignated as a district centre in this plan”.  <i>For consistency with changes to Appendix 4 (recommended main modification DM-MM40) and to the Policies Map (PM-MM11).</i>	FACTUAL UPDATE
16	157	Para 22.13	In the second sentence, replace “The city council will require any application involving the release of any community facility...” with “The city council will require any application involving the loss of any community facility...”.  <i>Changed for consistency with the wording of policy DM22 re community facilities (which refers to “loss of an existing community facility”) and to remove potential confusion as to the meaning of the word “release”.</i>	MINOR EDIT
17	159	References following policy DM22	Corrected web address for CAMRA’s Public House Viability Test ( <a href="http://www.camra.org.uk/public-house-viability-test">http://www.camra.org.uk/public-house-viability-test</a> )	FACTUAL UPDATE
18	164	Para 23.11	In the second sentence, replace “through the forum of the city centre management partnership” with “through a dedicated licensing forum”.  <i>The city centre management partnership is now disbanded and its functions inherited by the Norwich Business Improvement District board. Licensing issues fall within the remit of the Norwich Licensing Forum.</i>	FACTUAL UPDATE
19	165	Para 23.16	In the first sentence, replace “guidance will be produced” with “guidance may become necessary”.  <i>Consideration had been given to preparing SPD or informal guidance on the evening and late night economy and including this within the latest Local</i>	FACTUAL UPDATE

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			<i>Development Scheme but such guidance is now likely to be led by licensing rather than planning. The possibility of formal or informal supplementary guidance remains an option in future.</i>	
20	175	Para 26.10	In the first sentence replace “grade II star” with “grade II*”  <i>Change for consistency with standard English Heritage usage when referring to this category of listed building.</i>	MINOR EDIT
21	179	Para 27.10	Amend introductory text as follows with additional wording in bold.  27.10 The Airport company have confirmed their intention to begin work on a comprehensive masterplan in 2015. In advance of this, neither this local plan nor the equivalent one in Broadland (both with partial coverage of the airport) can pre-empt the process by imposing a masterplan or stipulating what must be in it, <b>albeit that any masterplan prepared by the Airport company would need to be endorsed by both Norwich city and Broadland district councils. ...”</b>  a) <i>The amended text in the first sentence reflects the Airport’s indicated timescale for preparing the masterplan (as set out in the letter from Norwich Airport to the city council dated 9 April 2014 (examination document <a href="#">ED36</a>).</i> b) <i>The text in bold added in the second sentence responds to a request by the Inspector for a reference in the text to the need for endorsement of the masterplan by Broadland district council, addressing their representation to that effect. (<a href="#">Inspector’s Report</a> para 129).</i>	FACTUAL UPDATE  MINOR EDIT
22	180	Para 27.12	Add sentence at the end of the paragraph as follows:  “As of Autumn 2014 the NDR is going through the formal development consent and examination process for nationally significant infrastructure projects and (subject to consent being issued) is expected to be completed in 2017.”	FACTUAL UPDATE

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			<i>Reflects the stage reached in the planning process for the Norwich Northern Distributor Road.</i>	
23	180	Para 27.13	<p>a) In the first sentence, add the relevant Site Allocation Plan site reference (R30) following The Paddocks.</p> <p>b) In the second sentence, replace “as the JCS suggests the park and ride may be moved” with “as the JCS and NATS implementation plan make provision for the park and ride site to be moved”. Moving the park and ride to a site further to the north in Broadland is included in the adopted Joint Core Strategy (January 2014) as a NATSIP proposal, indicated on the map on page 61 of the JCS. This properly reflects the correct status of the proposal in an adopted local plan, not merely a “suggestion”.</p> <p><i>For clarification.</i></p>	MINOR EDIT
24	200	Para 33.1	<p>Replace last sentence with “<b>The</b> Community Infrastructure Levy Regulations 2010 make it unlawful for a planning obligation to be taken into account in determining a planning application if it does not meet the three tests set out in Regulation 122 (and set out in paragraph 204 of the NPPF).</p> <p><i>Minor edit for clarification. Removes unnecessary duplicate reference to Regulation 122.</i></p>	MINOR EDIT
25	203	Para 33.13	<p>a) In the first sentence, replace “Norwich” with “Norwich city council” and replace “in the Greater Norwich Development Partnership” with “in greater Norwich</p> <p>b) In the second sentence, Replace “tariff to be levied” with “tariff levied”</p> <p><i>Changes reflect:</i></p> <p>1) <i>the dissolution of the formal Greater Norwich Development Partnership in 2014 and its replacement with the Greater Norwich Growth Board, albeit that close working arrangements and cooperation between the</i></p>	FACTUAL UPDATE

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			<i>constituent councils in greater Norwich is continuing.</i> 2) <i>the coming into effect of CIL in 2013-14: CIL tariffs are now fully operational across the three greater Norwich districts.</i>	
26	294-313	Glossary	<ul style="list-style-type: none"> <li>a) Replace definition of Critical Drainage Areas with definition of Critical Drainage Catchments.</li> <li>b) Group together definitions relating to Heritage Assets under a single heading for clarity.</li> <li>c) Definition changes for Local Plan, Development Plan Document and Development Plan (see DM-1 (b)).</li> <li>d) Deletion of prioritisation framework definition as no longer required</li> <li>e) Deletion of repeated definition for Sites of Special Scientific Interest.</li> <li>f) Add reference to the Greater Norwich Growth Board in the footnote to “Core Strategy”</li> </ul>	<p>CONSEQUENTIAL CHANGE</p> <p>MINOR EDIT</p> <p>CONSEQUENTIAL CHANGE</p> <p>FACTUAL UPDATE</p> <p>MINOR EDIT</p> <p>FACTUAL UPDATE</p>

**B. Change made between resolution by full Council to adopt the local plan (25 November 2014) and formal adoption. This change corrects an editorial error in the version of the plan considered by both cabinet and council.**

REF	PAGE	POLICY/SITE	AMENDMENT	MINOR EDIT/FACTUAL UPDATE/CONSEQUENTIAL CHANGE
27	48	Policy DM5	<p>In the Sustainable Drainage and Surface Water Flooding section of the policy, delete the words “within such a flood risk and surface water management assessment” as follows</p> <p>Within the critical drainage catchments as identified on the Policies map and in other areas where the best available evidence indicates that a serious and exceptional risk of surface water flooding exists, all development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to</p>	MINOR EDIT

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			<p>mitigating surface water flood risk. Developers will be required to show <del>within such a flood risk and surface water management assessment</del> that the proposed development:</p> <p><i>Correction of an error, made for consistency with the Inspector's recommended main modification DM-MM3 (as revised) set out in his <a href="#">report of examination of the Development Management Policies Local Plan</a> (see paras 44-45 of the Inspector's report and main modification DM-MM3 in <a href="#">Appendix 1</a>). (The deleted wording was inadvertently left in the previously published consolidated plan text during the editing process to incorporate the modifications.)</i></p>	
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Signed

GRAHAM NELSON

MIKE STONARD

Date

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