

BRECKLAND DISTRICT COUNCIL

Report of Executive Member for Assets and Strategic Development

To: Full Council

(Author: Natalie Beal – Planning Policy Officer (Capita Symonds))

Subject: Adoption of the Thetford Area Action Plan (TAAP) Development Plan Document (DPD) and Updated Proposals Map

Purpose: This report proposes that the Council adopts the Thetford Area Action Plan DPD. This follows the recent conclusion of the Examination process that has culminated in an Independent Inspectors' Report determining that the preparation and content of the document, subject to some minor changes and one main modification, is Sound. Upon adoption the document will form part of the up-to-date Development Plan for Breckland in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. Furthermore, as a result of the adoption of this Area Action Plan, policy E1 of the adopted Breckland Local Plan (1999) is replaced by Policy TH30 (New Employment Land), and Policy E2 continues to be saved.

Recommendation(s):

It is recommended that the Council:

Endorse Option 1 to adopt the Thetford Area Action Plan DPD, including the minor modifications and the main modification recommended in the Inspector's Report.

1. INTRODUCTION

1.1 Background

- 1.1.1 Breckland Council began the process of preparing the Thetford Area Action Plan (TAAP) document in 2008. The TAAP has undergone consultation at the Issues and Options (2008), Preferred Options (2009), Draft Final (2011) and Publication (2011) stages. At each stage, Moving Thetford Forward was given the opportunity to comment on the TAAP before it underwent scrutiny through the Council Committees. Members will recall that at the meeting of Council on 4th August 2011 it was agreed, following the consideration of any comments made in the pre-submission publication period (in August, September and October 2011), to publish and submit the TAAP document for Examination in Public.
- 1.1.2 The document was submitted for Examination on 18th November 2011 and Breckland was appointed an independent Government Inspector, Mr Ian Broyd, to conduct the Examination process. As Members will recall, a number of respondents to the document expressed their right to be heard via formal Hearings held in public. The Hearings in public were held on 6th and 7th March 2012 at the Keystone Innovation Centre in Thetford.
- 1.1.3 Immediately preceding and during the Hearings a number of minor modifications (Appendix F) to the document were put forward. Members should be reassured that these changes as a whole do not materially change the document and are minor in nature. These minor changes were either suggested by Officers to clarify the document (in agreement with the Planning Manager and Assistant Director of Commissioning for Breckland and South Holland Council and Executive Member for Asset and Strategic Development for Breckland Council on 3rd November 2011 as agreed by Council on 4th August 2011) or were suggested by participants or the Inspector. These changes do not call into question the overall soundness of the document but are more in the way of necessary fine-tuning.
- 1.1.4 Following the close of the public Hearing sessions, two additional periods of consultation were undertaken:

- 1.1.4.1 A four week consultation ran from 2nd April to 30th April 2012 on the issue of the National Planning Policy Framework (NPPF)¹ which was published on 27 March 2012. Whilst the TAAP was produced almost entirely under the previous Planning Regulations, and the hearings were held before the NPPF was published, it was prudent to invite stakeholders to comment on the TAAP in relation to the NPPF. Only those who had made representations to the TAAP at the publication stage were invited to comment. A total of five representations were received with regards to the NPPF and the TAAP, including from Breckland Council. The Inspector discusses this consultation at section 7 of his report. The Town Council wished to reiterate their comments on the need for a town centre masterplan as well as timely provision of infrastructure. The Thetford Society and Shadwell Estate upheld their objections, made at the Submission stage, to the TAAP. The Highways Agency had no comment to make.
- 1.1.4.2 The Inspector also directed the Council to undertake another 4 week consultation (between 19th April and 21st May 2012) on the inclusion of a policy (THX² – National Planning Policy Framework – Presumption in Favour of Sustainable Development) that refers back to the NPPF. The same stakeholders invited to comment on the TAAP and NPPF consultation were invited to comment on the new policy. Only one response was received detailing a minor spelling mistake to the attention of the Inspector.
- 1.1.5 The Inspector's Report into the Examination of the TAAP was received on 30th May 2012 which concluded that the document is **Sound** subject to one main modification – the addition of the NPPF model policy (the new TH1). It should be noted that a four week consultation has already been undertaken on this addition and, as such, the Council asked the Inspector to recommend inclusion of the model policy. The Inspector concludes:

This report concludes that the Thetford Area Action Plan Development Plan Document provides an appropriate basis for the planning of the Area over the next 15 years providing a single modification is made to the Plan. The Council has requested that I recommend the modification necessary to enable them to adopt the Plan.

The modification relates to the need to include a new policy within the plan confirming that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

- 1.1.6 The option now available to the Council is to either accept or not, the Inspector's Report and recommendations therein. Should the Council decide not to accept the Sound Report then the Council will, in effect, be directing the Authority to start the process again. This is highly likely to result in both legal action against the Authority and speculative applications in the ensuing uncertainty.

1.2 **Recommendation to Adopt the TAAP and modifications.**

- 1.2.1 The TAAP was produced and hearings held under the provisions of the previous Local Planning Regulations. However, the TAAP was submitted post-implementation of Part 6 of the Localism Act and will now be adopted under the new regulations. A consultation was undertaken to determine how the TAAP conforms with the NPPF, as well as a further consultation undertaken on a policy that refers to the NPPF's presumption in favour of sustainable development. The Inspector has found the TAAP sound.
- 1.2.2 Members will recall that under the previous planning regulations, in place when the Core Strategy and Sites Specifics Development Plan Documents were adopted, the Inspector issued a report that was binding on the Council; i.e. the Core Strategy and Sites Specifics DPDs were sound and could be adopted, only if certain changes were made, as included in the Inspector's Report. With the changes to the planning system, this process has changed which is set out below.
- 1.2.3 Section 112 of the Localism Act (2011) amends the Planning and Compulsory Purchase Act (2004) to say that the person appointed to undertake the examination (i.e. the Inspector) of a DPD (i.e. the

¹ The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It seeks to streamline the previous planning system. The vast majority of the Planning Policy Guidances (PPG) and Planning Policy Statements (PPS), on specific topics such as energy or transport, have been replaced by the NPPF – one document to cover all issues.

² The new policy will become TH1.

TAAP), must recommend that the DPD is adopted and give reasons for this recommendation if they find the DPD sound. See section 78 of the report from the Inspector.

- 1.2.4 If asked to do so by the Local Planning Authority, the Inspector must recommend modifications of the document that would make it one that satisfies requirements of the Planning and Compulsory Act 2004 and is sound. These are referred to as 'main modifications' and are discussed in the report above.
- 1.2.5 As the Council has been recommended to adopt the TAAP, the Council can do so 'as is' or the Council can make modifications to the TAAP. These modifications, when taken together, must not materially alter the soundness of the document. These are often referred to as 'minor modifications'.
- 1.2.6 After the publication of the TAAP, 50 minor modifications were suggested by Capita Symonds and discussed and agreed with the Council as set out in section 1.1.3 above. These were submitted to the Inspector and advertised on the website. One particular minor modification (MM8) was discussed during the hearings as there was potential for this to be a main modification, but was subsequently agreed by relevant parties at the hearings. During the hearings, other minor modifications were requested by attendees. The full list of minor modifications as agreed by the Executive Member for Assets and Strategic Development can be found at Appendix F. A copy of the TAAP is appended to this report and shows minor modifications as ~~strike through~~ if text is to be removed, or in red if text is to be added.
- 1.2.7 As stated previously in the report, there is to be one 'Main Modification' to the TAAP. This is the model policy that is set out as the new TH1 in Appendix A (marked up version of the TAAP) which has arisen since the publication of the NPPF. The Government considers that plans which do not include the model policy will not be considered 'sound'. Members are reassured that due process has been undertaken pursuant to section 17, part 6 of the 2012 Local Planning Regulations.
- 1.2.8 **In summary, the TAAP has been found sound by the Inspector and is recommended for adoption. One main modification is proposed and has been consulted on already. The list of minor modifications that it is recommended to be made is listed at Appendix F. The TAAP appended to this report shows the minor modifications as ~~strike through~~ or in red.**

2. MAIN ISSUES ARISING FROM THE INSPECTORS REPORT

2.1 Housing Delivery and Phasing

- 2.1.1 Members will recall that the Council's adopted Core Strategy allocates 6,500 net new dwellings to Thetford. The TAAP plans for 5,000 dwellings. In his report, the Inspector assesses the reasons given by the Council for this housing reduction (section 15 to 18) and finds the approach to maintain the landscape and character justified and that on reflection of environmental issues, 6,500 dwellings was too large an allocation for Thetford. The Inspector endorses the Council's positions that both the East of England Plan and the Core Strategy emphasise that the allocation of 6,500 dwellings depended on proof that such a scale of development would not cause harm to European sites. He goes on to refer to a pending review of the Core Strategy in light of the 1,500 shortfall, but importantly concludes the shortfall to not be inconsistent with the Core Strategy, especially as the 5,000 dwellings will still meet housing need in the District.
- 2.1.2 One of the themes of comments received at various stages of consultation on the TAAP was the issue of the development to the north, including local shopping provision, could result in Thetford becoming a 'two centre' town.
- 2.1.3 Whilst not necessarily disagreeing that, if not managed correctly, this could be realised, the Inspector concludes that he is '*satisfied that the Council has taken every care, through the framing of the TAAP's policies, to ensure that the new urban extension will not operate as a separate entity*'. On the issue of retail, the Inspector says he would not '*expect provision of additional floorspace on [the scale proposed] to present a challenge to the vitality and viability of the town centre*'.
- 2.1.4 Concerns were raised that the TAAP will not result in high standards of regeneration. The Inspector concluded on this point that there is no reason to expect that development will not be a high standard

and that Policy TH36³ (Regeneration Proposals in the Existing Residential Areas) sets out requirements adequately.

- 2.1.5 A representation was made suggesting the TAAP should set requirements for 'self build' as part of the Urban Extension. The Inspector upheld the Council's view that the TAAP is not the correct place for such a requirement; rather an issue for discussion as more detailed planning is undertaken.

2.2 Sustainability Appraisal and Evidence Base

- 2.2.1 Representations were received relating to the soundness of the Sustainability Appraisal (SA) and evidence base due to it taking account of the Footprint Ecology Study (2009) in preference to more recent evidence produced on behalf of landowners to the South East (LSC study 2011) which was finalised in October 2011. The Inspector states at paragraph 28 of his report that: *'at this date [2011], the TAAP was close to submission and also that the LSC conclusions do not appear sufficiently robust to set aside the comprehensive Footprint Ecology Study that has been found to be sound through the examination of both the Core Strategy and the Site Specific DPDs'*. The Inspector highlights that Natural England also supports the Council's position in protecting the Breckland SPA, and concludes that the Council's approach to development 1,500m from the SPA remains justified in the Area Action Plan.

- 2.2.2 In terms of the implications that the 1,500m buffer has on the proposed direction of growth for Thetford, the Inspector also concluded in his report that: *'the single direction for expansion is justified by the degree to which the plan will achieve an extension that will be integrated into the town in a way that it is truly sustainable in terms of the services to be provided and its transport links to the rest of the town and its centre. The uncertainty of delivery of a growth option to the south and east is compounded by absence of technical evidence on infrastructure capacity and delivery and the absence of accepted scientific evidence which addresses the causal effect of development lying within 1,500m of the Breckland SPA.'*

- 2.2.3 Therefore, as can be seen above, the Council can be confident that the approach taken in the TAAP (along with the Core Strategy and Sites Specific Policies and Proposals DPD) remains appropriate and justified which is reflected in the Inspector's Report and by virtue of the verdict of 'soundness' of a third DPD in the District. The Inspector recognises the uncertainties in the LSC evidence, along with the absence of further technical infrastructure capacity evidence that would be necessary to demonstrate that the introduction of a development option to the south-east is deliverable. As such, the TAAP remains as submitted in terms of the single growth location.

- 2.2.4 Representations had been received from landowners to the south-east of Thetford regarding the Council's approach to the Sustainability Appraisal and evidence base relating to European Sites regarding land interests to the north of the town (south of the A11). The Inspector recognised that the Council's approach reflects the evidence base and follows the strategic policy direction set out in the adopted Core Strategy. The Council demonstrated to the satisfaction of the Inspector that the SA was carried out in accordance with the Strategic Environmental Directive (SEA)⁴ and the reasons for not pursuing development to the south-east of the town are explained in the SA.

- 2.2.5 The Inspector also found the TAAP to be sound in terms of other biodiversity as it seeks to protect key biodiversity sites as well as those for the protection and provision of existing and new green infrastructure, which includes allotments, as well as indoor sports facilities.

2.3 Transport and Infrastructure, Land-Use and Community Facilities

- 2.3.1 The Council received representations through the Examination from Suffolk County Council and St.Edmundsbury Borough Council who felt the transport work was too narrow in scope in relation to the potential for impacts on their administrative areas and suggested minor modifications, some of which the Council have incorporated into the document. The Inspector found the Council's undertaking sufficient to allay concerns and the approach to wider transport impacts sound.

- 2.3.2 A number of objections to the TAAP have been made regarding the lack of concrete proposals for the existing Railway Station. The Inspector finds that much of the responsibility lies in the hands of the operator. With regards to the inclusion of allotment land in the area of search for car parking, he

³ This is TH37 in the TAAP accompanying this report (as the new policy was inserted as TH1)

⁴ SEA Directive 2001/42/EC

concurred that the Core Strategy Open Space Policy DC11 would need to be satisfied by the provision of a suitable alternative.

2.3.3 A number of representations were received in respect of the identification of land at Minstergate for a relocated Bus Station. These covered a range of issues such as conflict with delivery vehicles, conflict with pedestrians, findings of the Parish Poll and cost. The Inspector concluded in his report that: *'while there appears to be significant local support to keep the bus station on its existing site, on balance, the Council's proposals for relocation would seem to be a better solution for the town centre as a whole'*. As such, the Council's approach to the Bus Station has been considered to be sound.

2.4 Town Centre, including Retail

2.4.1 Representations had been received from English Heritage who expressed some concerns in respect of Policy TH1 which states that natural and heritage assets will only be enhanced *where viable*. Through discussion during the hearings, the Council agreed that a minor modification to remove 'where viable' could alleviate their concerns. The Inspector considered that this approach means that the policy is sound.

2.4.2 A representation was received which queried the description of Thetford Retail Park being identified as an edge of centre location. The Inspector states in the report that it would seem sensible that due to the proximity to the town centre, this area has potential to provide for retail development not able to be accommodated in the town centre.

2.4.3 On the issue of suggestions that greater convenience floorspace is required, the Inspector emphasises in his report that one of the aims of the TAAP is regeneration of the town centre and that any trade directed from the town centre could be detrimental to its vitality and viability. He refers to the sequential test for siting new retail developments as included in national policy and finds that the evidence base informing the TAAP to be up to date and robust.

2.4.4 The Inspector concluded that the Council is right to be cautious in controlling the scale of retail provision in the Urban Extension.

2.5 Delivery, Implementation monitoring and review

2.5.1 The Council identified through the preparation of the document that there is a significant funding gap between the levels of funding likely to be available for implementing the TAAP when compared to the total infrastructure costs. The Inspector agreed with the Council by saying that such a funding gap does not render the TAAP unsound *'since it must be anticipated that the local and wider economy will improve in the medium to longer term and, hopefully, allow any shortfall in funding of priority items of infrastructure to be met'*.

2.5.2 However, in terms of delivery, the Inspector does raise concerns regarding the need for an electricity sub station saying that *'the Council will have to work assiduously to get this crucial item of infrastructure in place. This part of the infrastructure programme is probably the most urgent as it is likely to require about 3 years for it to be commissioned and implemented and will determine the rate at which the main elements of the plan for the provision of housing and employment can be delivered.'*

2.5.3 During the hearings, the Inspector considered, in response to representations, that the monitoring framework for the TAAP should provide more detail in its targets. The Council subsequently improved the monitoring framework accordingly. The Inspector finds that the changes (to be made as minor modifications) will improve the monitoring process.

3. NEXT STEPS

3.1 Subject to the decision of Council the adoption date of this document will be 5th July 2012. At this point the document will have the fullest weight in the planning process and will formally become part of the Development Plan for Breckland for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

3.2 To meet the regulatory requirements a notice of adoption will be produced. The notice of adoption will also include reference to the opportunity for legal challenge to the Council's decision. In the case of the LDF, parties will have 6 weeks from the date of adoption to register their intent for a statutory challenge of the Council's decision to adopt the document. In addition to a legal challenge, Members

are advised that the decision to adopt may trigger a separate Judicial Review which could be brought under Part 54 of the Civil Procedure Rules. However any proceedings need to be brought promptly and in any event no later than three months from the date of adoption.

- 3.3 Following adoption, Capita Symonds will be arranging for a high quality final paper document to be prepared with the style and format to be agreed with the Local Planning Authority. An on-line version of the document will be made available on the Breckland website and also uploaded onto the Planning Portal website. All statutory consultees and those who have registered an interest in the LDF will be notified of the adoption. The printed paper copies will be available towards the end of summer and complimentary copies will be sent to all Councillors, Parish Councils via the Clerk and local libraries. It is intended to keep the print run limited in the interest of resources and the need to promote the Council's e-government and green agendas. A small quantity of paper copies of the document will be made available for sale to interested parties at a price to be agreed by the Local Planning Authority.

3.4 **Legislation**

- 3.4.1 The Council has now reached the final stages of preparing a Development Plan Document and following a decision to adopt, Capita Symonds will discharge the final legislative requirements associated with adoption of an LDF document. These are set out at Regulation 26 and 35 of the 2012 Local Planning regulations⁵ and include:

- § Prepare an Adoption Statement;
- § Place the Document, the Adoption Statement, the Sustainability Appraisal and details of where the local plan is available for inspection and the places and times at which the document can be inspected in Council Offices and local libraries and Customer Contact Centres and on the Council's website (i.e. areas where the Council think are appropriate in line with regulation 35);
- § Notify those persons who has asked to be notified of the adoption of the document; and
- § Send a copy of the adoption statement to the Secretary of State.

- 3.4.2 The preparation of the TAAP to date has been in accordance with the Planning & Compulsory Purchase Act 2004 (including 2011 amendments made through the Localism Act) and the Planning Act 2008 and adherence has been given to the associated 2004, 2008, 2009 and 2012 Local Development Regulations (although see following sections that refer to recent changes to the planning system and section 1.2 above). The Council has also adhered to the requirements of the Natural Environment and Rural Communities Act 2006 and Section 17 of the Crime and Disorder Act 1998. Observance has also given to European Habitats Directive, the Strategic Environmental Assessment Directive and the Water Framework Directive throughout the document's preparation process.

3.5 **The TAAP and the Localism Act**

- 3.5.1 The Localism Act amends parts of the Town and Country Planning Act (2004). Note that, according to the 2012 Regulations:
- i The Proposals Maps are now called Policies Maps (Reg 9)
 - ii The front cover must display the date of adoption (Reg 8 (1) (a))

3.6 **The TAAP and the NPPF**

- 3.6.1 The TAAP has been produced under the previous planning regulations. The TAAP is in conformity with the Core Strategy, which was adopted in 2009 (also produced under the previous planning regulations). With regards to the Core Strategy, paragraph 214 and 215 of the NPPF states that:

For 12 months from the day of publication (of the NPPF), decision takers (i.e. Breckland Council) may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework (the NPPF).

In other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

⁵ Town and Country Planning (Local Planning) (English) Regulations

3.6.2 So whilst the TAAP will be adopted since the publication of the NPPF, its contents are in conformity with a document adopted before the NPPF. The Core Strategy will therefore need to be reviewed in the near future and other lower order DPDs (such as the Sites Specifics and TAAP) will, in turn, need reviewing as part of the preparation of a 'Local Plan'.

3.7 **Delivery**

3.7.1 Members are reminded that the TAAP has many associated projects, some of which lie beyond the remit of traditional planning activities. These are set out in the accompanying Commitments Paper (Appendix G).

3.7.2 In summary, the Commitments Paper discusses the following projects:

Setting up and running of a Smarter Travel Thetford Team	Reviewing internal and external bus services	Retrofitting bus facilities to the rest of the town	Way finding and de-cluttering
Thetford's rail services and station improvements	Regenerating the existing employment areas	Education	River Valley Park
Greening Thetford	Play equipment	Bring recycling centres	Allotments
Gateways into Thetford	Town Centre Masterplan (out for tender),	Delivery of town centre masterplan	Health facilities
Walking and cycling network	Loops	Reviewing the TAAP	Reviewing evidence base
Dealing with detailed planning applications	Serving the new community and integration between the new and existing community	Healthy lifestyles	Biodiversity management.

3.7.3 The projects range from service delivery to hard infrastructure on the ground and include both capital to revenue. Additionally, the Inspector emphasised the importance of the electricity sub station as discussed in section 2.13.2 of this report which is a key project in the Council's Integrated Development Document (IDD).

4. **OPTIONS**

4.1 There are two options available:

- i Adopt the Thetford Area Action Plan DPD as submitted, including all of the amendments recommended in the Inspectors Report (minor modifications and main modification).
- ii Do not adopt the Thetford Area Action Plan DPD, including all of the amendments recommended in the Inspectors Report and; agree to prepare a new or revised Thetford Area Action Plan document for consultation and further examination to a timetable to be agreed by the Council in partnership with Capita Symonds.

4.2 **Reasons for recommendations**

4.2.1 The Council has reached the latter stages of preparing the TAAP document. Following Examination it has been found sound. Some minor modifications are to be made as well as a main modification. The Council is recommended to adopt the document in order to introduce an up-to-date planning framework for Thetford. Adopting the document will also allow a balance of housing identified in the document to be recognised in the Council's housing land supply calculations.

- 4.2.2 There are considerable risks and costs to the Council in not adopting the document. There are no procedural or technical justifications for not adopting a sound document. In this context the Council exposes itself to a judicial review of a decision not to adopt a sound document.

5. IMPLICATIONS

5.1 Risk

- 5.1.1 Adopted DPDs are at risk of a judicial review up to six weeks after their adoption.
- 5.1.2 If the TAAP is not adopted, there will be a lack of detailed planning guidance to guide the growth and change of Thetford, giving less certainty to would be investors and developers.

5.2 Financial

- 5.2.1 Whilst there are no direct financial costs to the Council identified in this report or in the TAAP, development and change of the scale planned for Thetford will need supporting and the outputs from the TAAP, as discussed in the Commitments Paper (Appendix G), will need funding and delivering, which is an indirect consequence of the growth plans proposed for the town.

5.3 Legal

- 5.3.1 The adoption of the TAAP means that the document will form part of the Development Plan for the area, and as such, will affect planning decisions by virtue of the provisions of Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 5.3.2 There are not considered to be any further direct legal implications as a result of this report, although this would be dependant on whether the adoption of the DPD is subsequently challenged by an aggrieved party.

5.4 Timescales

- 5.4.1 The TAAP covers the period up until 2026.

5.5 Equality and Diversity

- 5.5.1 An equality impact assessment for the TAAP was produced at the publication stage and did not identify any issues.

5.6 Stakeholders / Consultation

- 5.6.1 It is a requirement to undertake meaningful consultation with statutory consultation bodies as well as local stakeholders. The TAAP has undergone consultation at the Issues and Options (2008), Preferred Options (2009), Draft Final (2011) and Publication (2011) stages. For more detail on who was consulted, how and how comments received influenced the TAAP, or if did not, why, can be found on the Examination Pages of the Breckland Website in the Consultation Statement.
- 5.6.2 Importantly, the Localism Act 2011 introduced a Duty to Co-operate between certain stakeholders such as neighbouring authorities. The TAAP has engaged and consulted with neighbouring authorities at all stages of its production.

5.7 Environmental Issues

- 5.7.1 The TAAP has undergone the statutory tests for sustainability (the Sustainability Appraisal) as well as to test the plan's impact on European Species (The Habitats Regulation Assessment). In finding the TAAP sound, the Inspector is content with the TAAP.
- 5.7.2 The TAAP includes many policies that seek to protect landscape character, biodiversity as well as seeks to reduce the environmental impact of the plan for example through modal shift as well as flooding and archaeology policies.

6. ALIGNMENT TO COUNCIL PRIORITIES

- 6.1 The TAAP will contribute to the following Council Priorities:
- § Building Safer and Stronger Communities
 - § Environment
 - § Prosperous Communities

7. WARDS/COMMUNITIES AFFECTED

- 7.1 Thetford, Croxton and Kilverstone and Brettenham Parishes are affected.

Background papers:- Many documents have informed the production of the TAAP and they can be found here: <http://www.breckland.gov.uk/content/thetford-area-action-plan-examination-library>

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Key Decision

This is a key decision as indicated on the forward plan.

Appendices attached to this report:

Appendix A – Thetford Area Action Plan DPD (marked up version incl. Main and Minor mods) (attached)

Appendix B – Inspector’s Report (attached)

Appendix C - Sustainability Appraisal Report (Final) (including SA of Main Modification) (see web link)

Appendix D – Habitats Regulations Assessment (HRA) (see web link)

Appendix E – Updated Policies Map (see web link)

Appendix F – Minor Modifications (including Sustainability Appraisal of these Minor Modifications) ((see web link)

Appendix G – Commitments Paper (see web link)