

Appendix A: Conformity of the Core Strategy and Development Control Policies DPD to the National Planning Policy Framework.

Local Policy	Does the Local Policy meet the NPPF's expectations? How significant are any differences?	Overall Level of Conformity
SS1 Spatial Strategy	SS1 sets out the overarching strategy for the District, including housing, economic and retail growth. Paragraph 156 of the NPPF still requires LPA's to set out strategic priorities within Local Plans. Furthermore, paragraph 157 states that local plans should indicate the broad locations for strategic development on a key diagram. A key diagram is included within the Core Strategy and directly reflects the growth locations set out within the Spatial Strategy.	Conforming
CP1 Housing	The requirements for housing provision within the NPPF aims to significantly boost the supply of housing. The NPPF requires LPA's at paragraph 47 to identify a five year supply of housing land. It continues by stating that if LPA's cannot achieve a five year supply housing policies should then be considered out of date. At paragraph 52 it then states that housing sites may be best delivered through planning for large scale developments. Breckland's Policy CP1 allocates new land for development in certain instances through large scale sites. Whilst the policy itself is considered to conform to the requirements of the NPPF as the District cannot currently demonstrate a five year supply of land, and unless this situation alters within the next year, Policy CP1 should be considered to be out of date.	Part Conforming
CP2 The Travelling Community	National Policy for traveller's sites is contained within additional technical guidance to the NPPF. The guidance requires LPA's to set pitch targets to address permanent and temporary need. Policy CP2 achieves this. However, the guidance also requires LPA's to identify a rolling five year supply of sites, and at paragraph 16 consider wherever possible mixed use sites. Policy CP2 does not currently meet these requirements as it does not deal with the rolling requirement. It is also worth noting that the number of pitches included within Policy CP2 was informed by the Regional Spatial Strategy. As of 3 rd January 2013 the East of England Plan has been abolished.	Part Conforming
CP3 Employment	Paragraph 21 of the NPPF sets out employment expectations for LPA's planning policies including the need to set a clear vision and plan positively for locations. Policy CP3 sets out a clear vision for economic development within the District, and links to other parts of the Council's Economic strategy	Conforming

	and as such is in conformity with the NPPF.	
CP4 Infrastructure	CP4 requires sufficient capacity to exist in local infrastructure to meet the additional requirements of new developments. CP4 goes further than the NPPF, which contains only limited information on assessing infrastructure requirements at paragraph 162. However the NPPF contains a presumption in favour of sustainable development (paragraphs 6-16). It is considered that unless a development can be properly serviced it cannot be considered to be sustainable.	Conforming
CP5 Developer Obligations	Planning obligations remain an appropriate way of making development acceptable. Paragraph 205 of the NPPF contains the ability to vary conditions dependent on market conditions. Whilst this is not specifically included within CP5, the approach of taking into account the viability of a development can nonetheless occur.	Part Conforming
CP6 Green Infrastructure	Paragraphs 73 and 74 aim to protect open spaces, whilst section 11 of the NPPF provides additional protection to biodiversity sites. Overall it is considered that this is in general conformity to the level of protection given to open spaces in policy CP6.	Conforming
CP7 Town Centres	The NPPF at paragraph 23 states that policies should plan positively for town centres and be based on up to date local assessments. Policy CP7 positively promotes town centre development and has been informed by a retail study. However the policy does refer to a study, which since adoption of the Core Strategy, has been updated.	Conforming
CP8 Natural Resources	Policy CP8 aims to conserve natural resources and ensure there is neither a deterioration in water quality or an increase in flood risk. The NPPF policies remain similar to the previous PPS's and as such CP8 is considered to conform to the requirements of the NPPF.	Conforming
CP9 Pollution and Waste	CP9 aims to minimise polluting affects from development, which is in accordance with paragraph 120 of the NPPF.	Conforming
CP10 Natural Environment	<p>CP10 identifies a hierarchy of protected sites which is in accordance with paragraph 113 of the NPPF. Furthermore paragraph 119 states that the presumption in favour of sustainable development does not apply where development requires an appropriate assessment, and is considered to be in conformity with the approach taken in CP10. This includes the section of CP10 which relates to the protection of species</p> <p>However, Policy CP10 does state that positive action should be taken to enhance geodiversity sites. The NPPF at paragraph 117 only states that planning policies should aim to prevent harm to</p>	Part Conforming

	<p>geological conservation interests. The wording within the NPPF is less restrictive for geological sites, and as such there is a limited degree of conflict in relation to the treatment of geological sites and the NPPF.</p> <p>Overall Policy CP10 is considered to be partly conforming to the NPPF, due to the limited degree of conflict in relation to geodiversity sites. The remainder of Policy CP10 is considered to be in conformity with the NPPF.</p>	
CP11 Protection and Enhancement of the Landscape	CP11 aims to provide high protection to important landscape areas, which is in conformity with paragraph 113 of the NPPF. CP11 also requires the protection of the landscape for its own intrinsic character, which is also contained within paragraph 17 of the NPPF.	Conforming
CP12 Energy	Renewable energy generation is considered within paragraph 98 of the NPPF and supports the opportunity for new developments to use renewable sources.	Conforming
CP13 Accessibility	Section 4 of the NPPF supports sustainable transport solutions, which is in conformity with the requirements of CP13. Paragraph 32 of the NPPF states that transport assessments should be prepared for developments which generate significant movements. However, the NPPF does not define what constitutes a significant development. CP13 currently requires assessments for development over thresholds defined in the now revoked PPG13. Therefore whilst the policy itself does not conflict with the aims of the framework, there considered to be a lack of clarity within the policy.	Part Conforming
CP14 Sustainable Rural Communities	CP14 aims to support sustainable development in rural villages, including housing development and the protection local services. This is in conformity with the overall aims of the NPPF expressed at paragraphs 17, 28 and 55.	Conforming
DC1 Protection of Amenity	Paragraph 17 of the NPPF seeks to protect amenity of existing and future occupants of land and buildings. DC1 provides locally specific criteria and is in overall conformity with the statement.	Conforming
DC2 Principles of New Housing	Paragraph 50 requires new developments to plan for a mix of housing development. DC2 is in conformity with this by setting out the Councils expectations for mix of housing.	Conforming
DC3 Replacement Dwellings and Extensions in the Countryside	The NPPF does not specifically refer to replacement dwellings. At paragraph 55 the NPPF seeks to avoid isolated new homes in the countryside and at paragraph 50 refers to the size and type of dwellings reflecting the locality. Overall DC3 is judged to be in conformity with the expectations of the NPPF.	Conforming

DC4 Affordable Housing Principles	The NPPF at paragraph 50 requires LPA's to identify affordable housing need and set appropriate policies to meet this need. Policy DC4 is supported by an extensive evidence base assessing local need and as such is considered to be in conformity with the NPPF.	Conforming
DC5 Affordable Housing on Exception Sites	Policy DC5 responds to the Council's local evidence of housing need as expressed through the Strategic Housing Market Assessment (SHMA) and in this respect conforms to the NPPF. However, Paragraph 54 of the NPPF states that local authorities should consider allowing some market housing on exception sites where this would provide significant affordable housing provision. Policy DC5 does not allow for the cross-subsidy on rural affordable housing exception sites with market housing, instead requiring the dwellings to remain affordable in perpetuity and in this regard is non-conforming. However, the other criteria contained in Policy DC5 remain in conformity with the NPPF.	Part Conforming
DC6 General Employment Areas	DC6 seeks to support economic growth in positively planned for locations, which is in accordance with paragraph 21 of the NPPF.	Conforming
DC7 Employment Development Outside of General Employment Areas	DC7 seeks to restrict employment development outside of general employment areas accept where there is a specified need. However, the policy could be considered to be overly restrictive, as paragraph 21 of the NPPF stating that policies should not be over-burdening, and paragraph 28 allowing growth and expansion of all types of business and enterprise in rural areas.	Part Conforming
DC8 Tourism Related Development	Paragraph 28 of the NPPF aims to support tourism development subject to an identified need. Policy DC8 goes further in suggesting the requirement for them to be well related to villages. However the reference to sustainability in paragraph 28 suggests overall conformity.	Conforming
DC9 Proposals for Town Centre Uses	Policy is in conformity with paragraph 23 of the NPPF, by setting out proposals for retail frontages.	Conforming
DC10 Telecommunications	Policy DC10 is in overall conformity with section 5 of the NPPF, and particularly at paragraph 43. Policy DC10 is supportive of planning applications for telecommunications as long as the meet set criteria. The criteria in Policy DC10 are in conformity with those in the NPPF.	Conforming
DC11 Open Space	Paragraphs 73 and 74 of the NPPF aim to protect and preserve open spaces, requiring local assessments on the quantity and quality of open spaces. This is similar to the approach taken within the now revoked PPG17 and is in conformity to DC11.	Conforming
DC12 Trees and	Section 11 of the NPPF aims to protect and	Part

Landscape	enhance biodiversity, however DC12 goes further stating that development will not be permitted unless in exceptional circumstances.	Conforming
DC13 Flood Risk	The flood risk section of the NPPF is similar to the revoked PPS25, and as such the DC13 is conforming to it. It should be noted that DC13 still refers to PPS25 within the text, and this will need to be updated as part of the preparation of a Local Plan.	Conforming
DC14 Energy Generation and Efficiency	Paragraph 97 of the NPPF states that LPAs should identify where developments can use renewable energy sources. Policy DC14 may be considered to be overly stringent by including setting specific requirements for developments to meet which is no longer a direct requirement of national planning policy.	Part Conforming
DC15 Renewable Energy	Proposals for energy generation are considered at paragraph 98 of the NPPF. Policy DC15 is in general conformity with paragraph 98, by virtue of being supportive of the principles of renewable energy development within the District,	Conforming
DC16 Design	Section 7 of the NPPF considers design, and strengthens previous guidance, conforming to DC16.	Conforming
DC17 Historic Environment	Section 12 of the NPPF aims to conserve and enhance the historic environment, which is in accordance with DC17. Paragraph 133 of the NPPF states that the loss of a heritage asset should only be acceptable if it would achieve substantial public benefit. The paragraph does not however define 'substantial'. Overall it is considered that this approach goes further than the existing Policy DC17. Therefore it can only be considered partly conforming.	Part Conforming
DC18 Community Facilities, Recreation and Leisure	DC18 of the NPPF supports the protection of key services and facilities, restricting the re-development unless all reasonable steps have been taken to retain it. Paragraph 70 of the NPPF supports this approach.	Conforming
DC19 Parking Provision	Paragraph 39 of the NPPF states that LPA's can set their own parking standards, taking into account local implications. DC19 considers local impacts and as such is considered to be in conformity with the NPPF.	Conforming
DC20 Conversion of Buildings in the Countryside	Paragraphs 28 and 55 of the NPPF are of relevance. The requirement of DC20 to show that an economic reuse is not viable goes further than the NPPF, and may create some conflict.	Part Conforming
DC21 Farm Diversification	Paragraph 28 of the NPPF supports the diversification of agricultural businesses. DC21 goes further than the NPPF providing more detailed criteria for diversification schemes to meet, however the overall policy is supportive of farm diversification. The criteria included within Policy	Part Conforming

	<p>DC21 could be considered to be overly restrictive in certain instances.</p> <p>Further to the above, DC21 requires needs assessments for retail development which conflicts with paragraph 25 of the NPPF.</p>	
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