

**Appendix B: Conformity of the Site Specifics Policy and Proposals  
Development Plan Document 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
Policy D1 The Old Maltings	<p>This policy allocates 180 new dwellings in Dereham on a brownfield site which is well related to the town centre. The policy also provides a number of criteria for specific policy requirements within the scheme. The policy can be considered to be in accordance with the requirements of the NPPF which encourages the use of previously developed land at paragraph 111. Furthermore the sites location near the town centre has a number of sustainability advantages, which would be in accordance with the presumption in favour of sustainable development.</p> <p>Paragraph 157 of the NPPF states that Local Plans should allocate sites to promote development and the flexible use of land.</p>	Conforming
Policy D2 Land off Greenfields Road	<p>The policy allocates 12ha of land for 220 new dwellings. The site is greenfield land adjoining existing residential development.</p> <p>The policy includes a number of criteria that any planning application would need to meet. The criteria include the need to provide on-site open space and improved access. Specifically this site is located adjoining the A47 and one of the criteria requires noise attenuation measures to be included within the scheme. This requirement is in accordance with paragraph 109 of the NPPF which states that new development should not be put at unacceptable risk from noise pollution. The inclusion of open space on the site conforms to chapter 8 of the NPPF Promoting healthy communities.</p> <p>In addition to the above, an outline planning application has been submitted for the site, and is awaiting the signing of a section 106 agreement.</p>	Conforming
Policy D3 Land East of Windmill Avenue	<p>The policy allocates 8.8ha for 200 dwellings. This site already has the benefit of planning permission, granted on 7<sup>th</sup> September 2011. The development has now commenced.</p>	Conforming
Policy D4 Land at Rashes Green Industrial Estate	<p>This site is allocated as an extension to the existing general employment area at Rashes Green. The allocation of employment sites is in accordance with chapter 1 of the NPPF: Building a strong, competitive economy.</p>	Conforming

	<p>The criteria contained within Policy D4 are predominantly related to the protection of surrounding residential amenity. This has been developed having regard to Policy DC1 Protection of Amenity within the adopted Core Strategy, which is considered to be in conformity with the NPPF (see appendix A).</p>	
<p>Policy D5 Land East of Dereham Business Park</p>	<p>This site is allocated as an extension to the existing Dereham Business Park which is allocated as a General Employment Area. The allocation of employment sites is in accordance with chapter 1 of the NPPF: Building a strong, competitive economy. The policy also includes an extensive set of criteria which any application would need to meet. The criteria cover a number of specific issues similar to those outlined within Policy DC1 such as noise attenuation.</p>	<p>Conforming</p>
<p>Policy D6 Dereham retail Allocation</p>	<p>Policy D6 allocates identifies an area of search for new retail floorspace. The quantum of floorspace allocated was informed by the Core Strategy and updated retail study.</p> <p>The site is located adjacent to the town's Primary Shopping Area, and inside the defined town centre. The sites location is in conformity with the policy requirements of the NPPF at chapter 2, which states that local plans should recognise town centres as the heart of communities.</p> <p>The criteria included within the policy aim to support the role and vitality of Dereham town centre, and as such can be considered to be in conformity with the NPPF.</p>	<p>Conforming</p>
<p>Policy D7 Dereham Open Space Allocation</p>	<p>This policy allocates land for a new cemetery. The site has been allocated in conjunction with the residential development set out within Policy D3. The site received planning permission under application 3PL/2010/1142/F, and this application has now been implemented.</p>	<p>Conforming</p>
<p>Policy SW1 Land to the east of Brandon Road</p>	<p>Policy SW1 allocates land for 250 new houses on greenfield land adjoining the existing residential development in Swaffham. A planning application has been submitted on the site reference 3PL/2012/0576/O, and the decision to grant planning permission has been made subject to the completion of the s106 agreement.</p>	<p>Conforming</p>
<p>Policy SW2 Land to the north of the Eco-Tech</p>	<p>This site is allocated as an extension to the existing general employment area at the Eco-Tech. The allocation of employment sites is in accordance with chapter 1 of the NPPF: Building a strong, competitive economy.</p>	<p>Conforming</p>
<p>Policy SW3 Land to the west of the Eco-Tech</p>	<p>This site is allocated as an extension to the existing general employment area at the Eco-Tech. The allocation of employment sites is in accordance</p>	<p>Conforming</p>

	<p>with chapter 1 of the NPPF: Building a strong, competitive economy. The policy includes the requirement for the site not to come forward until after site SW2. However the phasing of sites is considered to be in conformity with the NPPF.</p>	
<p>Policy W1 Land to the west of the A1075 and adj Wayland High School</p>	<p>Land at W1 was allocated for 100 new dwellings on 6ha of greenfield land. The scheme is well related to the existing town, and the allocation of land is in conformity with paragraph 157 of the NPPF.</p> <p>The policy will see the provision of new land for the expansion of the adjoining high school. The approach is supported by chapter 8 of the NPPF.</p>	Conforming
<p>Policy W2 Land to the south of Norwich Road</p>	<p>Policy W2 includes development on land which was formerly the RAF Officers Mess. The policy has been divided into three sections, and includes the provision of a significant quantum of new green space. The policy recognises local characteristics, which is in conformity with paragraph 58 of the NPPF. The provision of new green space is also in accordance with paragraph 73 of the NPPF.</p>	Conforming
<p>Policy W3 Land to the north of Norwich Road</p>	<p>This site is allocated for 25 new dwellings. The policy seeks a lower density for the development closer to Watton Green. This approach is in conformity with the approach taken in the NPPF, which indicates at paragraph 58 that Local Plans should respond to local character.</p> <p>The approach to allocating land for residential development is also in conformity with paragraph 157 of the NPPF.</p>	Conforming
<p>Policy W4 Land adj to Swaffham Road</p>	<p>Policy W4 allocates 1 hectare of land for 17 new dwellings. The site has existing residential development on four sides. The policy includes the requirement for a lower scheme density to reflect the form and character of the existing residential areas. As stated within the assessment for policy W3, the NPPF at paragraph 56 states that local plans should respond to local character.</p> <p>Policy W4 also seeks to preserve the existing hedgerows and trees on the site. This is in conformity with the requirements of paragraph 117 and 118 of the NPPF.</p>	Conforming
<p>Policy NAR1 Land west of Chalk Lane</p>	<p>This policy allocates land for 50 new dwellings within Narborough. An outline planning application has been submitted on this site under reference 3PL/2012/1093/O. This application would need to be determined before the end of the first year of publication of the NPPF. However it is considered that the policy requirements would be in conformity with the requirements of the NPPF.</p>	Conforming

<p>Policy SH1 Coal Yard and Associated Buildings north of Chapel Street</p>	<p>The policy allocates land for 85 new dwellings within Shipdham. The site is partly located on brownfield land, which is in conformity with the NPPF at paragraph 111.</p> <p>The site has an existing use as a coal yard and garage. The criteria contained within the policy allow for the retention of the employment uses on the site. The NPPF supports this approach within chapter 1: building a strong, competitive economy.</p> <p>The site is centrally located within Shipdham with good access to the key services and facilities within the village. The sites location conforms with the presumption in favour of sustainable development, which is the guiding principle within the NPPF.</p>	<p>Conforming</p>
<p>Policy SM1 Land at Rectory Road</p>	<p>The policy allocates land for 50 new dwellings within Swanton Morley. The site is well located to existing services and facilities within Swanton Morley, and the approach of allocating land in this area would be in accordance with the presumption in favour of sustainable development which is enshrined within the NPPF.</p>	<p>Conforming</p>
<p>Policy SB1 Settlement Boundaries</p>	<p>This policy demarks all parishes covered by the Site Specifics DPD which contain settlement boundary. The policy was included as a modification to the document during its public examination, and represents a statement of facts. The policy wording and reasoned justification informed that of the settlement boundary policy within the Thetford Area Action Plan DPD (TAAP). The TAAP policy was adopted after the NPPF, and as such was considered to conform to the requirement of it, as such it is possible to consider that the policy within the Site Specifics also conforms.</p>	<p>Conforming</p>