

# Public Document Pack



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To The Chairman and Members of Policy  
Development & Review Panel 1

All other Members of the Council – for information

Your Ref:

Our Ref: EMW/L.3.2

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## AGENDA SUPPLEMENT

Dear Sir/Madam

### **POLICY DEVELOPMENT AND REVIEW PANEL 1 - THURSDAY 8 NOVEMBER 2007**

I refer to the agenda for the above-mentioned meeting and enclose the following items:

Item No	Report Title	Page Nos
6.	<b><u>Local Development Framework (LDF): Breckland Core Strategy and Development Control Policies Development Plan Document (DPD) - Preferred Policy Options Consultation</u></b>  Supplemental document – Executive Summary for Members: Development Control Policies Development Plan Document	<b>13 - 17</b>

Yours faithfully

*Elaine Wilkes*

Senior Committee Officer



## Local Development Framework

### Development Control Policies Development Plan Document

#### Executive Summary for Members – November 2007

##### Development Control Policies

##### **DC1 Amenity**

- Protect the amenities of the district and its residents.
- Will apply to all new developments that take place in the District.
- Amenity defined as “those desirable qualities of an area that ought to be protected in the public interest”.
- Definition will cover residential interests, e.g. privacy, and wider landscape and townscape interests, e.g. appearance of the countryside.

##### **DC2 Principles of New Housing**

- Require an appropriate housing density in new residential developments.
  - High density (40 units per ha) encourage in appropriate locations.
  - Scope given to develop at lower densities (22 -30 units per ha) where local circumstances dictate.
- Require an appropriate mix and type of housing.
  - Size, type and tenure of housing in line with the recommendations of the Strategic Housing Market Assessment.
  - Encourage residential uses as part of the intensification of land uses (including mixed use schemes).

##### **DC3 Replacement Dwellings**

- Seek to retain traditional dwellings that are important to the character of the district.
- Allow for the replacement of dwellings unimportant to the character of the countryside and which are of similar size to the original and do not harm the landscape.

##### **DC4 Affordable Housing Principles**

- Require the contribution of 40% affordable housing on all sites with a capacity of 3 or more dwellings, or over 0.1 ha in size.
- Require an appropriate size, type and tenure of affordable housing in accordance with the Strategic Housing Market Assessment.
- Allow for a reduction in the 40% contribution in exceptional circumstances where it would render the site unviable.
- Permit off site contributions where it would better deliver the Council's objective of address local housing need.

## **DC5 Affordable Housing on Exception Sites**

- Allow affordable housing in areas next to villages with a settlement boundary which are not otherwise suitable for residential development where;
  - The population is less than 3000
  - It would address an identified local need
  - The dwellings are retain as affordable housing in perpetuity
  - The site is well related to facilities; and,
  - The site is adjacent to a settlement boundary and there are no alternative options within a the settlement boundary that could accommodate the identified need
- Allow affordable housing in villages without a settlement boundary to address an identified need where that need could not reasonably be fulfilled by housing in a location with better services and facilities.

## **DC6 Protected Employment Sites**

- Protect general employment areas identified on the proposals map.
- Permit light industrial, general industrial and storage and distribution development in these areas.
- Prevent inappropriate development in general employment areas within town centres.
- Preserve the viability of general employment areas by restricting uses harmful to the function of the employment area.

## **DC7 Employment Development Outside of Protected Sites**

- Support new employment uses which cannot reasonable be accommodated on existing general employment sites.
- Permit the replacement of rural buildings in the countryside for employment purposes where;
  - The building is not of a particular historic or architectural interest which would be damaged by the use
  - The replacement building would be an improvement over the original; and,
  - The replacement building is well related to any existing buildings on the site, or is in a less prominent location

## **DC8 Tourism Related Development**

- Support new tourist facilities which are needed by the District, or where it is consistent with another Council strategy.
  - Focus new tourist facilities in areas which are well related to villages with services and facilities, or which involve the re-use of sustainably located previously developed land.
- Support new tourist accommodation where it is needed by the District, it is part of a rural diversification scheme or is an expansion to an existing attraction.
  - Focus new tourist accommodation in areas well related to villages with services and facilities
- Give preference to the re-use of existing buildings in the countryside.
- If new buildings are required ensure they are of sustainable construction and support existing or new facilities.
- Focus new Motel and Hotel accommodation centrally within the Market Towns to support their service function.
- Permit Motels and Hotels where they are a road related facility meeting the needs of road users, or where it involves the re-use of existing countryside buildings.

## **DC9 Town Centre Uses**

- Protect and enhance the function of primary frontages within the Market Towns.

- Restrict uses in the primary frontages to Shops, Financial and Professional Services, Restaurants and Cafes, Drinking Establishments and Hot Food Takeaways
- Prevent any more than 25% of the units in the primary frontage from operating for purposes other than as a Shop
- Protect and enhance the function of the secondary frontage of the Market Towns.
  - Permit Shops, Financial and Professional Services, Restaurants and Cafes, Drinking Establishments, Hot Food Takeaways, Business, Hotel, Non-residential institutions and Assembly and Leisure uses with.
  - Restrict other uses to not more than 50% of the total secondary frontage.

#### **DC10 Telecommunications**

- Recognise the benefits of an effective telecommunications network whilst ensuring that environmental impacts are kept to a minimum.
- Give preference to mast or site sharing.
- Ensure that all reasonable options for the proposed development have been explored.
- Protect the residential amenity of neighbours, the townscape and landscape.
- Ensure highway safety is maintained.

#### **DC11 Green Infrastructure**

- Protect green infrastructure of local and strategic importance.
- Seek the enhancement of green infrastructure through new development both in terms of on-site provision and contributions for off-site enhancement / management.

#### **DC12 Open Space**

- Protect existing sport, recreational or amenity open space.
- Require development that would result in the loss of open space to provide compensatory provision of an equal or greater value.
- Require new development to make a contribution to open space equivalent to 3ha per 1000 population.
- Require new development to make a contribution to the future management and maintenance of open space for a period of 10 years.

#### **DC13 Trees and Landscape**

- Protect the District's landscape for the sake of its intrinsic character and beauty, its diversity, heritage and wildlife.
- Require development to have regard to the landscape character assessment and landscape character assessment fringe study.
- Protect individual or groups of trees and hedgerows.
- Require compensatory provision for natural feature lost through development.

#### **DC14 Flood Risk**

- Seek to minimise flood risk to people, property and places.
- Support flood management proposals or infrastructure that would reduce the risk of flooding.

#### **DC15 Energy Efficiency**

- Require all new development to maximise its energy efficiency.
- Require new development of 1000sq metres, or 10 units in the case of residential development, to provide 10% of the energy requirements through the on-site renewable sources.

- Allow a development to provide off-site generation of renewable energy if this would result in a greater amount of energy being generated via renewable sources.
- Allow for a reduction in the 10% requirement where it is demonstrated that the energy efficiency has been significantly improved, or if it would make the development unviable.

#### **DC16 Renewable Energy**

- Support the principle of new commercial scale renewable energy generation development.
- Ensure that any of this type of development is not detrimental to conservation, environmental, landscape or amenity interests.

#### **DC17 Design**

- Require all new development to achieve a high quality of design based on a series of design principles;
  - Complimenting existing patterns of development and buildings
  - Continuity of development
  - Connectivity of places
  - Adaptability
  - Diversity of uses and functions
  - Crime Prevention
  - Scale, mass, form, height, massing, detailing and materials

#### **DC18 Historic Environment**

- Protect, conserve and enhance the historic environment
- Ensure that archaeological interests are protected from the impacts of new development.

#### **DC19 Conversion of Buildings of Particular Historic or Architectural Merit**

- Allow for the conversion of historically or architecturally important buildings where they would otherwise be lost.
- Set a preference for the re-use of the building to be as close to the original use as possible.

#### **DC20 Provision of Community Facilities, Recreation and Leisure**

- Allow for the development of community, recreation and leisure facilities in the Market Towns.
- Allow for the development of community, recreation and leisure facilities in the rural settlements where it will satisfy an identified local need and it represents the most sustainable option to meet that need.

#### **DC21 Protection of Key Services and Facilities**

- Protect key local services from the pressures of re-development.
- Key local services are defined as any service that the council considers to be essential to the ongoing viability and vitality of the settlement.
- Only allow the re-development of key services where satisfactory alternative provision will be made, the service is inherently unviable or the re-use of the site would be inherently more sustainable.

#### **DC22 Highway Safety**

- Ensure development does not endanger highway safety.
- Protect the satisfactory functioning of the highway network.

### **DC23 Parking Provision**

- Ensure that new development provides adequate parking in recognition of the rural nature of the district.
- Help to promote the use of alternative methods of transport through limiting parking in the most accessible locations in the district.

### **DC24 Corridors of Movement**

- Protect the function of the key long-distance traffic carrying routes within the District.

### **DC25 Conversion of Buildings in the Countryside**

- Support the re-use of building in the countryside for employment purposes.
- Support the re-use of good quality and intact buildings in the countryside for residential purposes, provided that they are within 400m of a defined settlement boundary and not suitable for re-use for employment purposes.

### **DC26 Farm Diversification**

- Support the diversification of farming enterprises.
- Ensure that the diversification is a subsidiary component of the enterprise compatible with its farming activities.
- Ensure the sale of good is limited to those produced on the farm, or those which it would be more sustainable to retail from the unit.
- Ensure any new buildings are of high design quality.
- Ensure that the highway network is capable of accommodating the needs of the proposed operation.