

Appendix A: List of DC Policies Mentioned in Report

Policy DC 1

Protection of Amenity

For all new development consideration will need to be given to the impact upon amenity. Development will not be permitted where there are unacceptable effects on the amenities of the area or the residential amenity of neighbouring occupants, or future occupants of the development site. When considering the impact of the development in terms of the amenities of the area and residential amenity, regard will be had to the following issues;

- a. Overlooking and/or privacy loss
- b. Dominance or overshadowing
- c. Odour, noise, vibration or other forms of disturbance
- d. Other forms of pollution (including contaminated land, light pollution or the emission of particulates).
- e. Important features or characteristics of the area; or,
- f. Quality of the landscape or townscape.

Policy DC 3

Replacement Dwellings and Extensions in the Countryside

The replacement of existing dwellings in the countryside will only be permitted where:

- a. The scale of the replacement is not disproportionate to the original dwelling; and
- b. Evidence is provided that the use of the dwelling has not been abandoned; and
- c. The replacement dwelling is located within the existing curtilage, unless it can be demonstrated that an alternative location would be visually less prominent; and
- d. The size and design of the replacement is appropriate to the landscape character of the location; and
- e. There is no increase in the total number of units than the existing.

Extensions to existing dwellings in the countryside will be permitted where the extension does not result in a dwelling that is disproportionate to the scale of the original dwelling and the size and design of the extension are appropriate to the landscape character of the location

Policy DC 9

Proposals for Town Centre Uses

Primary Frontages

Proposals for retail development will be permitted within the primary frontage areas of the town centres. The change of use of ground floor Class A1 units to other Class A uses of the Use Classes Order ⁽⁶⁾ will only be permitted where:

- a. the proportion of other Class A units does not exceed 25% of the total number of units in the frontage;
- b. the number, frontage lengths and distribution of other Class A uses in the frontage does not result in any one over-concentration of non-retail uses detracting from the retail character;
- c. the proposed use will result in regular pedestrian footfall avoiding relative inactivity in the shopping frontage;
- d. the proposal does not prejudice the effective use of upper floors;
- e. the proposal retains or provides a shop front with windows and entrances which relate well to the design of the host building and to the street-scene and its setting.

Secondary Frontages

Proposals for town centre uses at ground floor level within classes A, B1(a), C1, D1 and D2 of Use Classes Order ⁽⁷⁾ will be permitted within the secondary frontage areas of town centres where the proposal, either cumulatively or individually, is considered to have no adverse impact on the vitality and viability of the area.

The change of use of ground floor premises to other uses, including residential, will only be permitted where:

- f. the proportion of non A, B1(a), C1, D1 and D2 units does not exceed 50% of the total frontage;
- g. the proposal does not prejudice the effective use of upper floors;
- h. the proposal would not irreversibly preclude the option to return the property or site to a retail or town centre use;
- i. the proposal retains or provides a shop front with windows and entrances which relate well to the design of the host building and to the street-scene and its setting.

Proposals for residential, leisure and office uses above premises in town centres will be supported in order to help increase the vitality of these areas throughout the day. Development proposals in the defined town centres will also be supported where they represent the best opportunity to bring forward sites identified for redevelopment and improve the town centre environment. Proposals should demonstrate how the outcomes of other studies (such as Town Centre Health Checks and other town centre strategies) have been considered and can maximise benefits to the vitality, viability and environmental quality of town centres in the district.

Policy DC 10

Telecommunications

Planning Applications

When considering planning applications for telecommunications development, regard will be had to the benefits of an effective telecommunications network and the individual nature of telecommunications technology. In addition planning permission will only be granted where in cases where evidence is submitted which demonstrates, to the Council's satisfaction, that:

- i. the possibility of mast or site sharing has been fully explored;
- ii. there are no alternative and preferable sites available in the locality that could reasonable accommodate the proposed telecommunications development, including existing antennae, buildings or structures;
- iii. the proposal is in conformity with the latest national guidelines on radiation protection. This will include consideration for both the individual and cumulative effects of the apparatus having regard to any other significant Electro-Magnetic Field generators in the locality, and;
- iv. there are no significant detrimental impacts upon the residential amenity of neighbours, the character and appearance of the locality, the safe and satisfactory functioning of the highway network or any other objective of the plan.

Prior Approval

Where a code system operator intends to install equipment under permitted development rights that are subject to the prior approval procedure, prior approval by the Planning Authority where there is considered to be an material impact in terms of the equipments siting or appearance. Details of the apparatus will be required in respect of criteria (i) to (iv) as listed above.

Policy DC 11

Open Space

Existing Open Space, Sport and Recreational Facilities

Development that would result in the loss of existing sport, recreational or amenity open space will only be permitted if:

- a. it can be demonstrated (through a local assessment) that there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period; and
- b. recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or
- c. the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location. The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted.

Outdoor Playing Space Contributions

All new residential development is expected to provide a contribution towards Outdoor Playing Space equivalent to 2.4 hectares per 1,000 population. For developments of 25 dwellings or more, or on sites of 0.8ha or more, open space should be provided on site, with priority given to children's play space. For developments of fewer than 25 dwellings off site contributions will be required. The 2.4 hectare per 1,000 population standard equates to 24m² of outdoor playing space per person. The 24m² is broken down to 16m² of outdoor sport area and 8m² of children's play space. Outdoor playing space will be required on site at the following levels:

On sites of 25 dwellings and above - Minimum of 1 Local Area for Play (LAP)

On sites of 50 dwellings and above - Minimum of 2 LAPs

On sites of 80 dwellings and above - Minimum of 1 Local Equipped Area for Play (LEAP)

On sites of 200 dwellings and above - Minimum of 2 LEAPs + Outdoor Sport Area

On sites of 400 dwellings and above - Minimum of 1 NEAP + Outdoor Sport Area

Where it is not possible to make on-site provision of outdoor playing space, financial contributions for improvements to local facilities will be required. The level of contribution will be calculated in accordance with the criteria set out in Appendix E 'Open Space Contributions'. For developments of less than 200 dwellings financial contributions for the off-site provision of outdoor sports will be required. For developments of less than 25 dwellings financial contributions for the off-site provision of children's play areas will be required.

In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility. The contribution will be proportional to the type of facility provided and will be calculated in accordance with the criteria set out in the Breckland Open Space Assessment which will be reviewed periodically.

Policy DC 12

Trees and Landscape

Any development that would result in the loss of, or the deterioration in the quality of an important natural feature(s), including protected trees and hedgerows will not normally be permitted. In exceptional circumstances where the benefit of development is considered to outweigh the benefit of preserving natural features, development will be permitted subject to adequate compensatory provision being made. The retention of trees, hedgerows and other natural features *in situ* will always be preferable. Where the loss of such features is unavoidable, replacement provision should be of a commensurate value to that which is lost.

Appropriate landscaping schemes to mitigate against the landscape impact of and complement the design of new development will be required, where appropriate. Conditions and/or planning obligations will be used to secure landscaping schemes and the replacement of trees, hedgerows or other natural features or their protection during the course of development. Where necessary maintenance payments for new landscaping may be sought via planning obligation.

Policy DC 15

Renewable Energy

Proposals for renewable energy development ⁽¹⁰⁾, will be supported in principle. Permission will be granted for these developments unless it, or any related infrastructure such as power lines or access roads etc, has a significant detrimental impact or a cumulative detrimental impact upon:

- a. Sites of international, national or local nature and heritage conservation importance;
- b. Local landscape or townscape;
- c. Local amenity

Where development is permitted, mitigation measures will be required as appropriate to minimise any environmental impacts, such measures will be secured via condition or legal agreement. All development proposals for a renewable energy generation scheme should, as far as is practicable, provide for the site to be reinstated to its former condition should the development cease to be operational

Policy DC 17

Historic Environment

Any development that will affect a Listed Building or a Conservation Area will be subject to comprehensive assessment. New development will be expected to preserve and enhance the character, appearance and setting of Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens and other areas of historic interest. Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, preservation and enhancement of any features of historic or architectural interest. Sites of archaeological interest and their settings will be protected, enhanced and preserved; development which has an unacceptable impact upon a site of archaeological interest will not be permitted. Where it is considered appropriate in cases where development coincides with the location of a known or suspected archaeological interest an archaeological field evaluation will be required. Where the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains *in situ* satisfactory excavation and recording of remains will be required before development is begun.

Replacement of dwellings

In the case of traditional dwellings⁽¹¹⁾ which positively contribute to the character of Breckland, replacement will only be acceptable where the application is accompanied by a Design & Access Statement which includes a structural survey that demonstrates that the demolition is necessary and that there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.

Policy DC 19

Community facilities, recreation and leisure

New community facilities, recreation and leisure

Sustainable proposals for community, recreation and leisure facilities will be supported within the Key Centre for Development and Change, the Market Towns and Local Service Centre villages in order to support improved accessibility to services, support the role of the centre in the development hierarchy and reduce rural isolation. Proposals for community, recreation and leisure facilities in other rural settlements will be permitted where it can be demonstrated that it will provide for an identified local need and is of community benefit, the settlement is isolated from another similar facility and the development represents the most sustainable option to meet the identified need.

Protection of key services and facilities

Key local services and facilities will be protected from proposals for development that would result in the loss of that key service or facility. Proposals for the redevelopment of a key local facility will not be permitted unless:

- a. adequate alternative provision is available within or adjacent to the settlement or will be provided as part of the development process;
- b. all reasonable efforts have been made to preserve the facility or service but the service is no longer considered viable;
- c. the service or facility is in an inherently unsustainable location and the reuse of the site would be a more sustainable solution than the retention of the service or facility.

In Local Service Centre villages, development will not be permitted where this would result in the total loss of a key service or facility that would undermine the strategic identification of that village as a Local Service Centre.

Policy DC 23

Conversion of Buildings in the Countryside

The sustainable re-use of appropriately located and constructed buildings in the countryside for economic purposes will be supported. The re-use of existing buildings in the countryside for residential purposes will only be permitted where the commercial use of the building has been shown to be unviable. For the conversion of all buildings in the countryside regard will be had to the following criteria:

- a. The impact of the development on the character and appearance of the landscape and the quality of design. Development will not be permitted where it does not take the opportunity to make a positive contribution to the appearance of the locality.
- b. The sustainability of the location. In the case of conversions for economic purposes this will mean the relationship of the building to other employment areas and its accessibility from residential areas. In the case of residential conversions it will comprise the accessibility of the building to key services and facilities.
- c. Access to the highway and the ability of the highway network to accommodate the demands resulting from the proposed development.
- d. The suitability of the building for conversion, in particular the building should be substantially intact and should be able to be converted without significant extension or rebuilding. In addition, in the case of residential conversions the building proposed to be converted should be of value to the landscape of the district. The residential re-use of modern agricultural or industrial buildings of no aesthetic value, regardless of their locations, will not be considered appropriate.