

Breckland Local Plan

Currently this is a draft Plan, which you may see referred to as the Emerging Local Plan. This is new set of planning rules at district level, expected to be approved in the spring of 2019. Until then it does carry some, but not full, weight in planning decisions so we suggest checking an application for compliance with the following key policies:

Policy HOU 04 requires any development that is not within a settlement boundary to be "immediately adjacent" to the settlement boundary". Even regardless of location this policy also requires all new developments to "provide a significant community benefit".

Policy TR01 requires development to "seek to minimise the need to travel". A site's location can be checked against the Government's maximum walking distance from services and public transport, which are set out below:

	Town centres (m)	Commuting, school, sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

Policy ENV 05 requires development to "have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment to ensure land is only released in areas where the impact on the landscape is minimal". As with Policy CP11 above, Breckland Council's own map showing that much of the parish is in an area of high sensitivity to development can be referred to in this context.

Policy ENV 09 requires development to "be located to minimise the risk of flooding" and that it would "not increase green field run-off rates and vulnerability of the site or the wider catchment, to flooding from surface water run-off from existing or predicted water flows".