2.1 Local Plan

The Broadland District Local Plan (Replacement) was adopted in May 2006.

The Local Plan estimates that the development of land identified in policies SPR6 and GS6 will deliver 965 dwellings based on a density assumption of 30 dwellings per hectare. The ultimate site capacity will be determined through the masterplanning process, responding to the site context and the need to ensure an efficient use of land.

Policy SPR6 of the Replacement Local Plan relates specifically to Phase 1, whilst GS6 relates to the Strategic Reserve. In addition, the following policies relate to the whole site: HOU3, SPR7, SPR8 and SPR9.

These policies will be used by the Council when assessing future planning applications for the site. This Development Brief supplements the policies in the Local Plan.

Policy HOU3 states that sites allocated within the Local Plan as strategic sites will be given first priority for the grant of planning permission for major housing developments.

SPR6 Blue Boar Lane Development

This is an important housing site and it is to be developed in accordance with the general planning policy requirements of chapter 65 of the Replacement Local Plan. Policy SPR6 states that the development will include:

• A net density not less than 30 dwellings per hectare. (A greater density could be achieved based on current national guidance);
• Affordable housing at an appropriate mix of up to 40% of the total number of dwellings (where this would be both economically viable and in tune with the prevailing housing need when a planning application is submitted);
• Pedestrian and cycle links within the site and to neighbouring areas;
• Recreational areas and open space; and
• Extensive landscaping.
The remaining site area to the south is subject to policy GS6 within the adjacent allocated land:

- That the development forms part of the planning permission on following:
  - Planning permission will be granted on this land only, subject to the Replacement Broadland Local Plan.

GS6

SPR10 Land Adjacent to Tesco;

GS3 General Considerations Relating to New Developments;

GS4 Requirements for Adequate Infrastructure to Serve Development;

ENV1 Environment, General Considerations;

ENV2 Layout and Design of Development;

ENV4 Nature Conservation;

ENV5 Nature Conservation;

ENV8 Areas of Landscape Value;

ENV10 Historic Parklands;

EN3 Landsacping of Development;

HOU10 Variety of Dwelling Types and Housing to Meet Defined Needs;

RL5 Provision of Outdoor Playing Space;

RL7 New Residential Development and the Provision of Outdoor Recreational Space;

CS2 Sustainable Drainage Systems;

CS7 Renewable Energy;

TRA2 Transport Assessment;

TRA4 Access for Pedestrians;

TRA5 Cycle Areas;

TRA7 Public Transport Provision;

TRA8 Parking;

CS8 Recycling of Waste.

Other Relevant Local Plan Policies Include:

- The retention of the woodland and the retention (or replacement in an appropriate location) of the recreational facilities.

Other Relevant Documents Include:

- Norfolk Residential Design Guide.

Any planning applications covering the site will have to be accompanied by an environmental impact assessment. This assessment will establish baseline information which will be used to mitigate and improve the environmental quality of the site and surroundings.

2.2 Local Development Framework

The Planning and Compulsory Purchase Act (2004) sets out the requirements for the new planning system and states that Local Planning Authorities must produce Local Development Frameworks (LDF) to replace the old system of Structure Plans and Local Plans.

The Development Brief for Blue Boar Lane has been prepared under the new development plan process and it will be adopted by Broadland District Council as a Supplementary Planning Document (SPD), a Local Development Document forming part of the LDF.

The Local Development Scheme, a list of documents to be produced by the Local Planning Authority, provides details of the LDF and its constituent documents, and sets out a project plan for their production. This has been approved by the Secretary of State and was adopted by Broadland District Council on 24 May 2005.

The LDS indicates that work on the Blue Boar Lane Development Brief will commence in January 2006, proceeding to consultation on a draft in January 2007, with adoption in July 2007. However, the developer consortium, working in partnership with Broadland District Council, have prepared the Blue Boar Site Brief (as it is referred to in the LDS) at an earlier date and within a shorter timeframe.

Under the new planning system, all LDF documents must be subject to a Sustainability Appraisal/Strategic Environmental Assessment. In using this Development Brief, reference should be made to the Sustainability Appraisal, prepared in parallel to this document.

2.3 National Policy Guidance

The development proposals as outlined within this Development Brief have been informed by the latest National Policy and guidelines:

- PPS5 Delivering Sustainable Development;
- PPS3 Housing;
- PPS25 Development & Flood Risk;
- PPS13 Transport;
- DETR / CABE By Design; Urban Design in the Planning System Towards Better Practice;
- DETR / CABE By Design; and