

	Policy 5 Homes – provides detail on how new homes must address different housing needs including affordable homes, homes for older people, and student accommodation.	78117
	Policy 6 The Economy (including retail) – sets out details of the <u>mainkey</u> strategic employment areas, the <u>keymain</u> business sectors, and additional jobs needed up to 2038.	87123
	Strategy for the areas of growth This section specifies where new housing <u>and employment</u> growth will be distributed, and any specific policies linked to each location. The areas covered are: Policy 7.1 Norwich urban area including the fringe parishes Policy 7.2 The main towns Policy 7.3 The key service centres Policy 7.4 Village clusters Policy 7.5 Small scale windfall housing development <u>-Policy 7.6 New Settlements</u>	90133
6. Appendices	Draft plan appendices: Appendices: 1. Infrastructure requirements 2.1. Glossary 3.2. Monitoring framework 4.3. Retained and superseded plans 5.4. Village clusters Appendices to be included in Publication Stage plan Appendix 6 Amendments to policies maps Appendix 7 Superseded policies Appendix 8 How plan policies implement the GNLp's objectives 5. Appendix 9 Housing delivery trajectories trajectory 6. Implementation of policy 7.5	115172

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DOCUMENT 2 THE SITES (this is a separate document)

Site Allocations	Introduction The Sites document is organised according to the settlement hierarchy by: Norwich and the fringe parishes, Main towns, Key service centres and Village clusters in Broadland (see policies 1 and 7 for further details). It includes: <ul style="list-style-type: none">• <u>Maps maps</u> and site allocation policies <u>for preferred option sites</u>;
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- | | |
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| | <ul style="list-style-type: none">• Maps and information for reasonable alternative sites;• Information on rejected sites. |
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THE CONSULTATION REGULATION 19 PUBLICATION GREATER NORWICH LOCAL PLAN
 (Note – this box is for ~~this consultation~~ information only and is not part of the **Publication draft plan**).

What is this document?

This ~~consultation~~ is the **Publication draft** version of the **Greater Norwich Local Plan (GNLP)**, also called the Regulation ~~18 draft~~ **19 Pre-submission Draft Plan**. It is the councils' chosen plan.

~~Consultation has informed the content of the plan. As a result, at this stage comments should be limited to matters of soundness and legal compliance. These comments will be provided to the Government appointed Planning Inspector when the plan is submitted for examination and will help to inform the content of the examination of the plan. Advice on what soundness matters are can be found in the National Planning Policy Framework¹.~~

There are two parts to the **Publication draft of the GNLP** we are consulting on:

1. The first is this **Publication draft GNLP Strategy**. It contains the planning strategy for growth in Greater Norwich from 2018 to 2038.
2. The second is the **Publication draft GNLP Sites** document. It has planning allocation policies for the sites ~~we propose~~ to deliver the strategy².

~~At this stage of plan making we have identified preferred options for the approach we think should be taken. In some cases, we have also identified reasonable alternative options.~~

The plan documents are supported by an **Interim Sustainability Appraisal** which evaluates the draft plan and **other evidence** which is also available for comment **on soundness and legal compliance**.

Your responses to questions and comments on any part or all of these documents are welcomed to help us produce the next version of the plan.

The GNLP stages

The table below sets out the timetable for the GNLP, highlighting the current stage.

Stage	Dates
Call for Sites	May to July 2016
Regulation 18 Preparation Stage	
Stage A	Growth Options and Site Proposals consultation January to March 2018
Stage B	New, Revised and Small Sites consultation October to December 2018
Stage C	Regulation 18 Draft Plan consultation January – March 2020
Regulation 19 Publication Stage	
Pre-submission Draft Plan for representations on soundness and legal compliance	January – February – March 2021

¹ Available here. See paragraph 35.

² The two parts of the ~~draft~~ plan meet the requirements of Regulation ~~48~~ 19, of the Town and Country (Local Planning) Regulations 2012 (as amended) for plan making.

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Regulations 22 to 26 Submission, Examination and Adoption Stages	
Submission of GNLP to the Secretary of State	June/July 2021
Public Examination	November/December 2021
Adoption of the Greater Norwich Local Plan	August/September 2022

To get to this stage, in early 2018 we consulted on options for the broad planning strategy for the area, along with more than 600 sites suggested for allocation by site owners or agents. A second consultation on more than 200 additional suggested sites followed in late 2018. [The draft plan with our preferred strategy and sites, along with reasonable alternatives, was consulted on in early 2020.](#)

How we will use your responses

We will use your consultation responses to inform the next version of the plan, the Publication Version of the GNLP (the Regulation 19 version) which will be the councils' chosen plan. In January and February 2021, it will be possible to comment on the plan's soundness.

A Government appointed Inspector will then consider these comments at the plan's Public Examination, which is currently scheduled to start in November/December 2021.

From there we expect the plan to be adopted in August/September 2022.

How you can respond to this consultation-make comments

There are two ways you can respond to make comments on this consultation plan – by submitting your comments [them](#) online, or in writing. Ideally, please submit your consultation responses [comments](#) to us online at www.gnlp.org.uk. However, written responses can also be made on a response form, which you can request by phoning us on 01603 306603 or emailing gnlp@norfolk.gov.uk or gnlp@norfolk.gov.uk. We will submit all comments to the Planning Inspectorate with the plan in July 2021.

Please note that this consultation runs from comments must be sent to us between 09.00 on Wednesday 29 January to 1st February and 17.00 (5 p.m.) on Monday 15 March 2020/2021.

Important things to be aware of when responding

There are consultation questions asking whether you agree with the proposed approach in this draft consultation plan. There is an open question at the end where you can make any additional comments you feel necessary. We have also included boxes (in this colour) after the policies which contain alternative approaches to those policies. These may help you in making your consultation responses. Wherever possible, please could you set out reasons for your responses and any additional evidence that you think may be relevant.

Please also note that consultation responses/comments will be available publicly.

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FOREWORD

FOREWORD

Broadland, Norwich and South Norfolk, which make up Greater Norwich, are We know the world has changed but the fundamentals of what makes our area a great placesplace to live, work and invest. This have not. That is why, more than ever, we need to make sure that our unique area is well-planned, and that growth brings with it benefits for all and provides for a sustainable future.

Our strong local economy The collective task facing us all is set to grow significantly over the coming years how we build back better, stronger and promoting prosperity within greener than we were pre Covid-19. This Greater Norwich is Local Plan can play a priority.

Economic growth needs to be encouraged part in the right locations, providing opportunities for businesses to expand or relocate to our area, encouraging innovation and building on our strengths, particularly in the agri-tech and scientific sectors achieving that.

The planned growth looks to the future, delivering set out in these proposals needs to deliver high-quality homes, new jobs and supporting infrastructure – which increasingly includes broadband connectivity as well as roads, schools and health care. We need to find housing sites that are sustainable in the longer-term and provide homes for all. From, from young people looking for their first home through to meeting the needs of an ageing population.

Protecting our environment and habitats and creating new green spaces is are also key consideration considerations as we develop a low carbon economy and respond to climate change.

The Government is consulting on changes to the planning system which are likely to take effect during the life of this current plan and our strategy as outlined here will serve as a bridge between the existing system and the proposed new one. This will ensure that whatever new planning system or challenges lie ahead we are well placed to deliver the homes, jobs and infrastructure Greater Norwich needs.

Irrespective of the changes to come, however, our local economy has strong foundations. If we are to play our part in the wider national recovery, then economic growth needs to be encouraged in the right locations, providing opportunities for businesses to expand or relocate to our area, encouraging innovation and building on our strengths, particularly in the agri-tech and scientific sectors.

This plan identifies where growth is needed over the next 20 years from 2018 to 2038, with Government targets stating that leading to around 44,34049,500 new homes will be being required. The good news is, we already have plans in place that identify locations for 8274% of the new homes and over 5,000 of the homes were built between 2018 and 2020. We have also already planned for new jobs, green spaces and the additional infrastructure.

What's more, our plan will stimulate the creation of a strong, enterprising, productive, broad-based and post-carbon economy, together with the growth of a wide range of economic sectors from life sciences to advanced manufacturing, from agri-tech to digital creative industries - each supported by an increasingly skilled workforce.

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In developing this plan, the district councils, county council and the Broads Authority have been working together to make best use of the current infrastructure and identify the new infrastructure we will need.

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~~It is important that as those living and working~~ **Collectively we stand ready to deliver on these far-reaching ambitions for all of us who live and work in Greater Norwich, you share your views on our approach and**

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~~We believe the sites in this draft plan. Please get involved and have your say about growth in Broadland, Greater Norwich and South Norfolk to~~ Local Plan contains a blueprint which will help us finalise our area realise its potential. It will deliver the plan we will submit homes, jobs, infrastructure, environmental benefits and low carbon growth which we need. We look forward to submitting it to the Government. Planning Inspector.

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Councillor Shaun Vincent, Chair of the Greater Norwich Development Partnership

SECTION 1 – INTRODUCTION

Why we are producing this plan

All planning authorities need to produce a local plan to guide planned growth in their local area. Our current plans mainly run to 2026 and we now need to plan further ahead to 2038 to keep our plan up-to-date in rapidly changing times and to meet Government requirements.

In the Greater Norwich area Broadland District Council, Norwich City Council and South Norfolk Council are working together to produce a single plan. This also includes working closely with Norfolk County Council and the Broads Authority.

Work has been undertaken over the past two years on the development of the plan which has included a call for developers and landowners to put forward sites and two previous consultation exercises.

We are following a process set out by Government on how local plans should be developed. This includes following the requirements of the National Planning Policy Framework. The final plan will be examined by the Planning Inspectorate who will make a judgement on whether it is sound and fit for purpose. This plan has been structured in a way to meet these requirements which means some aspects of it are repeated.

The Greater Norwich Development Partnership is now embarking on consultation on the draft local plan (Regulation 18) and aside from publishing the document there will be various events during the consultation period where you can meet with the team to discuss the content and ask any questions face to face. Any views you wish to put forward must be submitted in writing.

Once this consultation has been completed an updated local plan and set of supporting documents will be assembled and as part of the next stage, the Publication stage (Regulation 19). The Publication stage will include further consultation on the plan prior to submission to the Government. However, the Publication stage is more of a technical process, for example covering legal aspects and therefore it is vital that any comments and views you have now are made as part of this consultation.

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What is a local plan?

1. All planning authorities must produce a local plan to guide growth in their area. In the Greater Norwich area, Broadland District Council, Norwich City Council and South Norfolk Council have worked together to produce this joint strategic plan, the Greater Norwich Local Plan (GNLP). This also includes working closely with Norfolk County Council and the Broads Authority.
2. The GNLP identifies the strategy for growth in this first part of the plan, the GNLP Strategy. The sites to deliver the strategy are in the second part of the plan, the GNLP Sites document. The plan will be used to help to assess planning applications.
3. The plan runs from 2018 to 2038. It provides up-to-date policies to guide development in rapidly changing times and meets Government requirements set out in the National Planning Policy Framework (NPPF).
4. This plan has been prepared under transitional arrangements ahead of the implementation of the new system for plan-making Government has committed to introducing. It is highly

likely that the GNLP will be superseded by a subsequent local plan produced under the new planning system within a very few years of its adoption³.

5. Therefore, the GNLP will play a key role in guiding the transition to the new planning system, helping to ensure sustainable housing and jobs growth in Greater Norwich.

Setting the scene – a vibrant place to live and work

1-6. The Greater Norwich economy draws on Norwich's role as the regional capital, the dynamism of other strategic employment locations such as Norwich Research Park, excellent higher education facilities including the University of East Anglia and Norwich University of the Arts, as well as rapidly improving transport links.

2-7. Our strengths also include the excellent quality of life on offer, our wonderful natural environment, and our heritage - from the vibrant and historic city centre of Norwich to our dynamic market towns and villages. Combined, these will play a pivotal role in Greater Norwich's economic success.

3-8. In 2020 Covid-19 is having a major economic impact and there may be further short-term impacts from Brexit. However, Greater Norwich is well-placed to bounce back and play its part in national economic recovery over the short, medium and longer term. In putting this plan together, we must take a long-term view of our development needs to allow the housing, jobs, services and infrastructure we need to be provided at the right time and in the right places. Such a long-term plan-led approach is both good planning and required by Government.

4. The Greater Norwich Local Plan (GNLP) therefore not only provides the planning strategy, it also identifies the sites to meet Greater Norwich's growth needs from 2018 to 2038 sustainably.

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³ The commitment to a new system of local plan making was made through the "Planning for the Future" white paper in August 2020. As drafted in late 2020, the transitional arrangements for the next round of local plans require such new plans to be adopted either 30 months from the legislation being brought into force, or 42 months for those who have adopted a local plan within the previous three years or where a local plan has been submitted to the Secretary of State for examination. Whatever the content of the final transitional arrangements and the timing of the adoption of the GNLP, it is thus very likely to be superseded within a few years of adoption.

9. The GNLP both continues and adds to the long-term and successful approach set from the second decade of the century in the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS), and provides an excellent basis for the new approach to strategic planning that the Government intends to introduce.

Planning to our strengths

5-10. Greater Norwich is recognised nationally as a key engine of growth and one of the fastest growing parts of the country. It is an area establishing itself as a leader in science, technology and advanced manufacturing with strong connections to Cambridge as part of the Cambridge Norwich Tech Corridor. We must continue to build on our strengths and are committed to help turn world class knowledge and ideas into world class jobs, particularly in life sciences and biotechnology, agri-tech, food and drink, information and communication technology (ICT), digital creative industries and high-value engineering. These are all significant growth sectors, but we also need to support and boost other sectors underpinning our economy such as financial services, culture and tourism.

6-11. To do this, we must make the most of our main strengths whilst also planning flexibly for new jobs, homes and infrastructure. The GNLP must also assist the move to a post-carbon economy and protect and enhance our many environmental assets. It needs to ensure that we can deliver well-designed new development to create attractive, sustainable, resilient and inclusive new communities. This will ensure that Greater Norwich continues to be both a great place to live, work and visit, as well as a place capable of attracting new investment and jobs.

7-12. Making sure that jobs, infrastructure and housing developments take place is key to the success of the GNLP. In recent years, significant new infrastructure such as the Broadland Northway road and public transport and cycling improvements have been delivered, with more planned, while jobs growth has been strong and there has been a major recent increase in housebuilding.

Planning flexibly for a changing world

8-13. We live in a world of rapid technological, economic, population and climate change. This provides both challenges and opportunities, with Greater Norwich in a strong position to make a major contribution to the UK's transition to a post-carbon economy and a world needing to recover from the Covid pandemic. Our world leading role at the forefront of food and health research at Norwich Research Park, fast growing digital creative industries in the city centre and high value engineering at Hethel are just some of the examples of how we are well placed to play a leading role in clean growth.

9-14. The proposed 2025 ban of heating new homes with fossil fuels, the proposed 2040 ban on petrol and diesel engines and the nation's 2050 commitment to achieving zero greenhouse gas emissions will become major factors affecting development through the plan period, particularly in relation to energy policy and urban transportation. It is therefore essential that we plan flexibly for this changing world.

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How the GNLP fits in with other planning bodies and strategies

~~10-15.~~ Our ambitions for delivering sustainable growth through the GNLP must reflect the Government's requirements for local plans set out in the ~~National Planning Policy Framework (NPPF)~~~~NPPF~~. This, along with other national, regional, county and local strategies, agreements, initiatives and priorities, provide the context for development in Greater Norwich.

~~11-16.~~ Projects of national significance, such as infrastructure linking offshore windfarms to the national grid and improvements to trunk roads (the A11 and A47 in Greater Norwich), are assessed at the national level.

~~12-17.~~ At the regional level important strategies and initiatives include the New Anglia Local Enterprise Partnership's existing Norfolk and Suffolk Economic Strategy (NSES), the emerging Norfolk and Suffolk Local Industrial Strategy, which builds on the NSES, and the Cambridge Norwich Tech Corridor initiative. These set the context for economic growth.

~~13-18.~~ At the county level, the Norfolk Strategic Planning Framework (NSPF) is an agreement between planning authorities on approaches to strategic infrastructure, housing and jobs numbers and common policy approaches. Importantly, the NSPF, along with agreements with neighbours in Suffolk, states that Greater Norwich will provide for all its housing and jobs growth needs within its own boundaries as will its neighbours. It also states that Greater Norwich City Deal growth requirements, agreed with Government in 2013, will be met through the GNLP. ~~The Norfolk Strategic Planning Framework~~~~The NSPF~~ and work with Suffolk authorities meet the Government's requirement for a Statement of Common Ground and the "Duty to Co-operate".

~~14-19.~~ Transport priorities which influence the GNLP are set out in several other strategies including: the Norfolk Local Transport Plan; the Norwich Area Transportation Strategy; the emerging Transport for Norwich strategy and Transforming Cities⁴. These are in addition to national and regional rail and road investment strategies and programmes.

~~15-20.~~ Norfolk County Council is the Minerals and Waste local authority. It is preparing a local plan review to consolidate its three current adopted plans into one and to extend its plan period to 2036. The GNLP therefore does not cover minerals and waste issues.

~~16-21.~~ At the local level the district councils' visions, objectives, priorities and ambitions have influenced this strategy, mainly through the GNLP Vision and Objectives. These documents are the ~~Broadland Business Plan 2019 to 2023~~, the ~~Norwich City Vision 2040~~ and ~~Broadland and South Norfolk's vision, delivered through its 'Moving Forward Together' document~~~~Our Plan 2020 to 2024~~.

The GNLP and other local plan documents

~~17-22.~~ The currently adopted strategy plan to 2026, the ~~Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS)~~, along with adopted Site Allocations Plans, Area Action Plans (AAPs) for the Growth Triangle, Long Stratton and Wymondham and Neighbourhood

⁴ Transforming Cities is a national fund for sustainable travel improvements which ~~Transport for Norwich~~ secured £6.1 million from in early 2019 and is bidding for further funding.

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Plans in each of the three districts, already set out where a high proportion of the housing (82.74%) and jobs growth required by the GNLP to 2038 will be located.

~~18-23.~~ When adopted, the GNLP will supersede the current JCS and the Site Allocations documents in each of the three districts. Plans in each of the three districts, except for the smaller villages in South Norfolk that will be addressed through a new South Norfolk Village Clusters Housing Allocations Local Plan and the Diss, Scole and Burston area, for which a Neighbourhood Plan is being produced which will allocate sites. The great majority of the undeveloped sites in the Site Allocations plans are re-allocated through the GNLP⁵.

~~19-24.~~ The GNLP will not replace existing adopted Area Action Plans (AAPs) for Long Stratton, Wymondham and the Growth Triangle (NEGT) ~~or Neighbourhood Plans,~~ though in some cases additional allocations are made through the GNLP in these areas. The GNLP will be used in conjunction with the adopted AAPs. Development Management Plans for the three districts and Neighbourhood Plans.

~~20.~~ The GNLP will also not amend existing adopted Development Management policies for the three districts except in circumstances where limited policy changes, identified in this plan, are required to implement the strategy⁶.

~~21-25.~~ Further detail on ~~retained and superseded and retained plans, including new allocations affecting the AAPs,~~ is in appendix 4.

~~22-26.~~ While the GNLP sets out plans for the additional growth needed to 2038 and identifies the best ways for establishing long-term growth, we also need to ~~look beyond the end date of the plan by setting a strategy that can be sustainably added to in the long term. take account of the Government's commitment to simplified rules based local plans and increasing housing supply, particularly in areas with high affordability pressures, which will assist in increasing home ownership and providing for affordable rents. The GNLP does this by setting a strategy that can be sustainably added to, providing locations that can be zoned for growth, renewal and protection in the longer term, and by providing for sufficient growth to both meet currently established needs and to set us on the path to meeting the higher long-term housing needs Government aims to provide for,~~

~~23-27.~~ This document proposes a broad locational strategy for sites and contains thematic strategic policies covering crucial issues such as supporting the economy, environmental protection and good design.

~~24-28.~~ With the exception of sites in smaller villages in South Norfolk (see below), ~~and the Draft Diss area,~~ the GNLP Sites document details the proposed sites for growth. This includes those that have already been identified which are being carried forward, together with new ones.

~~25-29.~~ The ~~Draft~~ GNLP promotes housing choice and supports economic activity within the rural parishes that surround market towns and key service centres. It also aims to provide a greater degree of opportunity for smaller builders to develop with their local supply chains:

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⁵ Subject to evidence of delivery by 2038.

⁶ This draft plan identifies which other plans will be superseded by the GNLP. The publication (Regulation 19) version of the plan will identify any other policies in retained plans which will be superseded by the GNLP.

~~Given its greater number of villages and the links to other adjoining areas, South Norfolk Council has decided to progress a separate development plan document to provide the sites to meet the overall housing numbers for its village clusters set out in this plan. Therefore, it is not one of the objectives of the GNLP to identify the village clusters in South Norfolk and consequential housing allocations in these areas, and bespoke designs. Such development helps address rural housing need and demand and supports and sustains local services and facilities in the rural area, such as village schools, community venues, shops, pubs and bus services. Recently, the effects of the Covid-19 pandemic have strengthened the shift to 'working from home' and reduced the need to travel frequently to central locations to work. The wider availability of faster and more reliable broadband has resulted in a change in the desirability of more rural properties in village locations.~~

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~~30. South Norfolk has twice as many parishes as neighbouring Broadland, more market town catchments (including around Beccles and Bungay in Suffolk), significantly less urban fringe, and a substantially larger rural territory. Rural South Norfolk includes two key strategic employment areas, at Hethel and Wymondham, and has a number of villages associated with the Cambridge Norwich Tech Corridor.~~

~~26-31. Consequently, South Norfolk Council intends to prepare a separate and complementary village clusters plan covering sites for small-scale housing in the rural parishes of South Norfolk that collectively form primary school clusters, whilst the Broadland village cluster plan forms part of this Local Plan. The aim is to progress this South Norfolk Village Clusters Housing Site Allocations document as quickly as possible with an aspiration for every village cluster to have new development and a focus on smaller sites in accordance with the overarching GNLP strategy that identifies sites for a minimum of 1,200 additional homes (on top of the existing commitment of 1,349 homes) will be allocated in this South Norfolk cluster plan. The Broadland village clusters form part of this Greater Norwich Local Plan.~~

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~~32. South Norfolk District Council is at an advanced stage with its Village Clusters Housing Allocations Local Plan. The Regulation 18 preferred options consultation is anticipated in Spring 2021. There is an aspiration for every village cluster to have new housing sites allocated, with a focus on smaller sites, and to be in accordance with the overarching GNLP strategy which identifies sites for a minimum of 1,200 additional homes on top of the existing commitment of 1,392 homes. Therefore, it is not one of the objectives of the GNLP to identify the village clusters in South Norfolk and consequential housing allocation sites in these areas.~~

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~~27-33. The GNLP should be read as a whole in considering for development proposals, so all relevant policies will be considered for planning applications.~~

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~~34. All policies in the GNLP Strategy and Sites document are strategic⁷. All policies in the GNLP Strategy document are strategic⁸. The GNLP Strategy and Sites documents identify and allocate strategic mixed use/housing locations and sites, as well as locations and sites for employment, and provide for environmental protection and enhancement. Other allocations in the Sites document provide the housing sites and other sites to meet the strategic needs set out in the GNLP Strategy, without being strategic in themselves.~~

~~28-35. This means that the GNLP policies provide the strategic background for:~~

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⁷ This is in line with National Planning Policy Framework paragraph 23. Neighbourhood Plans can also allocate sites.

⁸ This is in line with National Planning Policy Framework paragraph 23. Neighbourhood Plans can allocate sites.

- a. existing local plan policies;
- b. future revisions to local plan documents and
- c. policies and proposals in Neighbourhood Plans, which should be in conformity with the GNLPA.

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Consultation Questions for Section 1—Introduction

- ~~1. Please comment on or highlight any inaccuracies within the introduction.~~
- ~~2. Is the overall purpose of this draft plan clear?~~

SECTION 2 GREATER NORWICH SPATIAL PROFILE

Introduction

Introduction

29-36. This spatial profile outlines the main social, economic, and environmental issues in Greater Norwich which provide the context for development in the local plan context for the local plan's vision and objectives and policies. It identifies key trends and issues locally which the plan, where possible, aims to take account of and address.

Population

30-37. The estimated total population⁹ of the three districts in 2018 was 406,409,000. Of this, 55% of the population live in the Norwich urban area¹⁰, with around 10% living in the market towns of Aylsham, Diss, Long Stratton, Harleston and Wymondham. Around 35% of the population live in smaller towns and villages.

31-38. Parishes close to the city have a strong relationship with Norwich, while parts of the area look to the network of towns and larger villages to meet every-day needs and provide employment.

Table 1 - Population of the largest settlements in Greater Norwich, 2011¹¹

Settlement	Population 2011 census
Norwich urban area	213,166
Wymondham	14,405
Diss	7,572
Aylsham	6,016
Hethersett	5,691
Poringland (including Framingham Earl)	4,826
Harleston	4,641
Long Stratton	4,425
Horsford	4,163
Brundall	4,019
Blofield	3,316
Acle	2,824
Reepham	2,709
Hingham	2,367
Loddon and Chedgrave	2,284
Wroxham	1,502

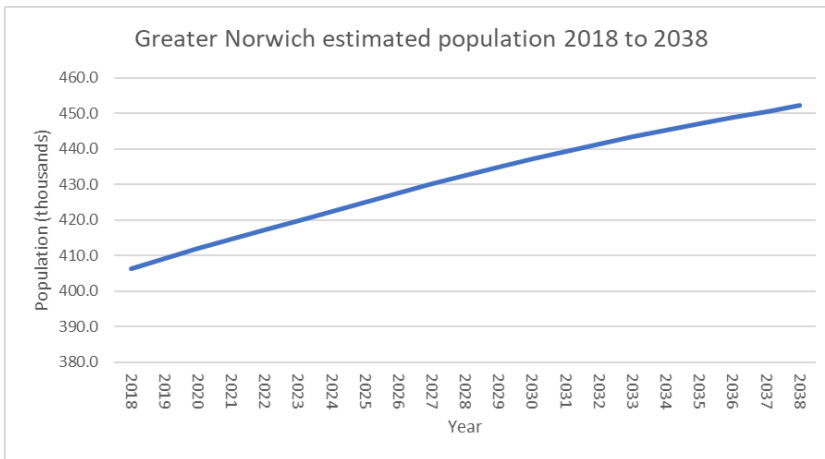
⁹ ONS 2016/2018 based sub-national population projections

¹⁰ The Norwich urban area is Norwich and the built-up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle.

¹¹ ONS census 2011 from <https://www.nomisweb.co.uk/reports/localarea>

32-39. Long term trends underpin the need for the GNLP to plan for continued population growth. The numbers of people living in Greater Norwich rose steadily from 351,000 in 2001 to 381,000 in 2011¹². This was due to both natural increase, such as people living longer, and people moving into the area, largely from elsewhere in the ~~UK~~ United Kingdom.

33-40. Further estimates/Estimates shown in the graph below are based on the 2014 and 2018-based population projections. These suggest that this increase/increases will continue in the years up to 2038, with the population rising from around 406 to between 463,000 in 2018 to around 452 and 470,000 by 2038¹³. Our housing need calculation is derived from the standard methodology and its requirement to base it on 2014 based projections, and our targets reflect this, but we recognise the 2018-based projections are different and we have a plan with the flexibility to provide for this additional growth.

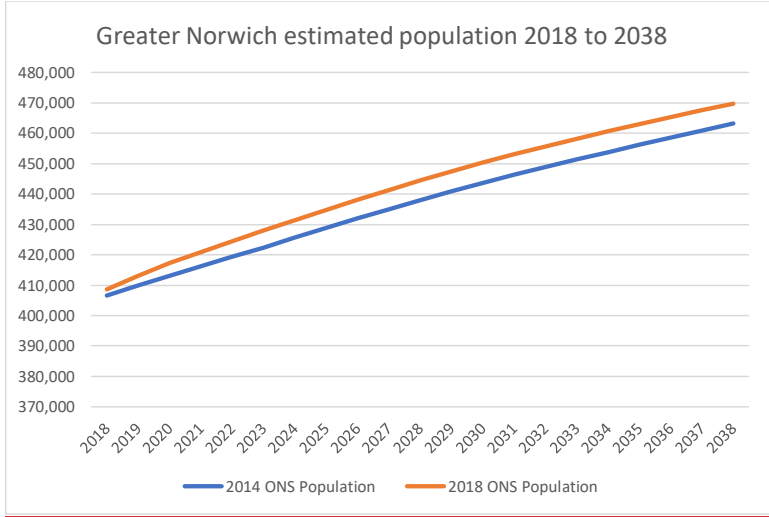


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¹² Census data as above

¹³ ONS 2016 based sub national population projections ONS 2014 based and ONS 2018-based sub-national population projections



The population mix

34.41. The population of Greater Norwich has relatively high proportions of older people compared to national figures and this pattern is set to increase to 2038 as shown in the charts below¹⁴. Broadland and South Norfolk have proportions of older people significantly above the national average. Further growth of the older population will add to already significant pressure on residential and home care services, so it is important that the GNLP plans for changing housing needs.

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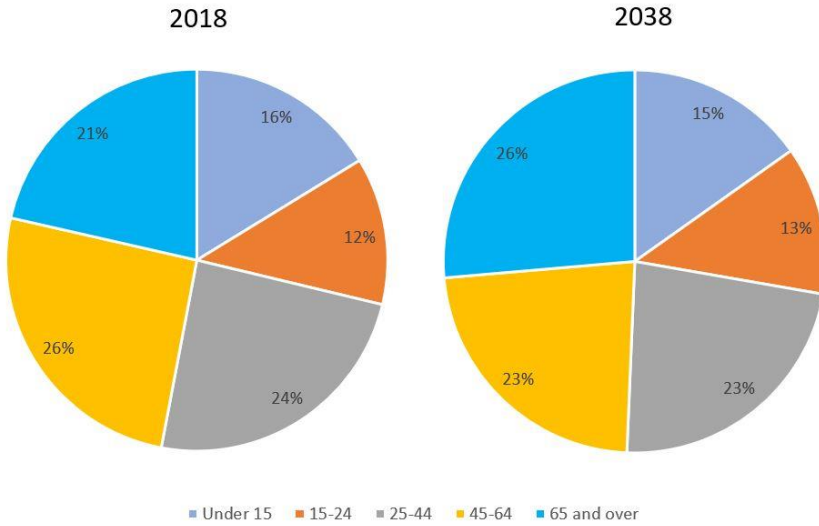
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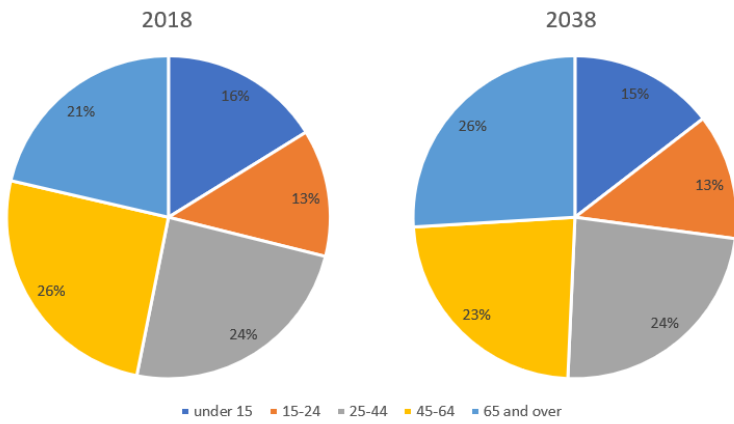
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¹⁴ Source ONS 2016-2018, projections as above

Percentage of population by age group



Percentage of population by age group



35.42. Birth rates have declined in recent years, both locally and nationally. The birth rate in Greater Norwich fell from 11.3 in 2011 to 9.6 in 2018¹⁵, reflecting the national pattern. The birth rate in England and Wales in 2018 was the lowest ever recorded.

¹⁵ Source: ONS – the birth rate is the number of live births per year per thousand people

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36.43. However, there are higher than average proportions of young adults in Norwich and the pie charts above show that this trend is set to continue. This is largely due to the high and growing student population. Graduate retention in our area is good. But demographic changes mean more and more older people will be supported by fewer people of working age, therefore it is important that the plan helps to keep young people in our area by assisting in providing suitable jobs and housing.

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37.44. While the overall proportion of minority ethnic residents is relatively low, there was a significant increase from 1.8% in the Greater Norwich area in 2001 to 4.8% in 2011. This increase is particularly relevant to Norwich, which saw an increase from 3.2% in 2001 to 9.3% in 2011.

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Health and wellbeing

38.45. The health of people in Broadland and South Norfolk is generally better than the national average, but in Norwich it is markedly worse. There is also marked variation within the city itself with life expectancy at birth being 10.9 years lower for men in the most deprived areas than in the least deprived¹⁶.

46. The Greater Norwich authorities work with providers to help ensure required additional health care facilities are planned for. Service provision will need to be planned to take account of demographic changes, including the ageing population, and the integration of health services. The design of development should support technological changes as such changes are leading to different ways of providing health care such as on-line consultations.

47. Development will also need to be designed to include high quality green infrastructure and community facilities to encourage healthy and active lifestyles, including healthy ageing and active retirement. Good quality housing and local access to facilities for all will be needed to reduce inequalities. This will assist in reducing health inequalities.

39.48. There are higher crime levels in inner urban wards, particularly in areas with a concentration of late-night drinking establishments. Overall, according to ONS data for 2019¹⁷, crime rates in the Norfolk police force area remain relatively low (10th out of 43 for crime rate¹⁸). Statistics relating to knife crime show Norfolk to be amongst the lowest in the country (9th lowest out of 43). However, Norwich experienced an increase in knife crime between 2016-18 to a rate of 10 per 10,000 people, compared to 1.1 per 10,000 in both Broadland and South Norfolk¹⁹.

¹⁶ Index of Multiple Deprivation (IMD)

¹⁷ <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/policeforceareadatatables>

¹⁸ Official UK Crime Rate (CR) statistic, CR is best understood in totality as "Crimes per 1,000 resident people as per the latest official Census over a selected time period"

¹⁹ Norwich: <https://ukcrimestats.com/Subdivisions/DIS/6759/>

Broadland: <https://ukcrimestats.com/Subdivisions/DIS/6553/>

South Norfolk: <https://ukcrimestats.com/Subdivisions/DIS/6724/>

40-49. Statistics relating to drug related crime show Norfolk to be 25th out of police 43 areas in England and Wales in 2019. Research²⁰ found that Norfolk is the top county affected by London individuals linked (or suspected to be linked) to County Lines, with Norwich listed as the most prominent city.

41-50. It is important that the local plan ensures that new development is designed to minimise crime.

Housing

42-51. This GNLP needs to plan for additional housing needs above and beyond existing commitments based on the most up to date evidence. It also needs to plan for changes in the types of homes we need. Several factors are driving this increase in the need for more and different types of housing including rising population levels, an increase in the number of older people, more younger people sharing homes, and a limited supply of housing over much of the last decade.

43. Across Greater Norwich there is a shortage of housing across all tenures. Overall delivery of housing from 2008-14 was at approximately 70% of the target, compared to a national delivery rate of 60%²¹.

44-52. Between adoption of the Joint Core Strategy (JCS) in 2011 and 2019, 87/2020, 90% of the housing target has been delivered. Whilst housing completions were well below target in the early years of the JCS plan period, there was a generally a steady annual increase in completions, and delivery was around and above the JCS annual target in the most recent years (see housing completions graph below). This increase in delivery is reflected in the fact that the Government's Housing Delivery Test in 2019 shows that Greater Norwich delivered 133% of the number of homes required between 2015/16 and 2017/18. the housing completions graph below).

45-53. In both 2018/19 and 2019/20, Greater Norwich had a five-year housing supply, including the 5% buffer required by the NPPF.

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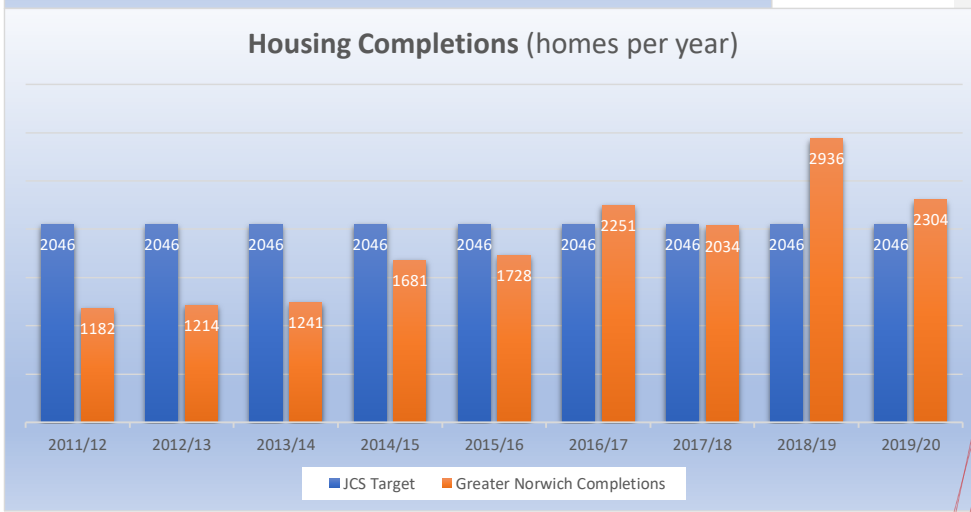
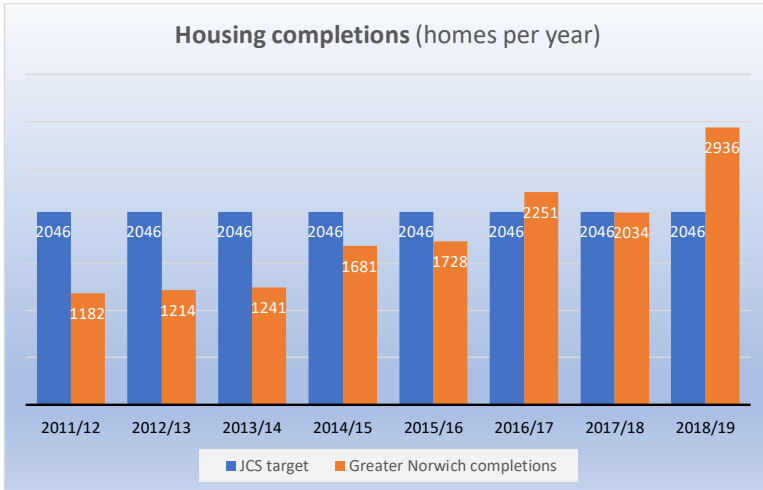
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²⁰ The research was carried out by the Mayor of London and published in the document: ["Rescue and Response County Lines Project – Supporting young Londoners affected by county lines exploitation – Strategic Assessment \(August\) 2019"](#)

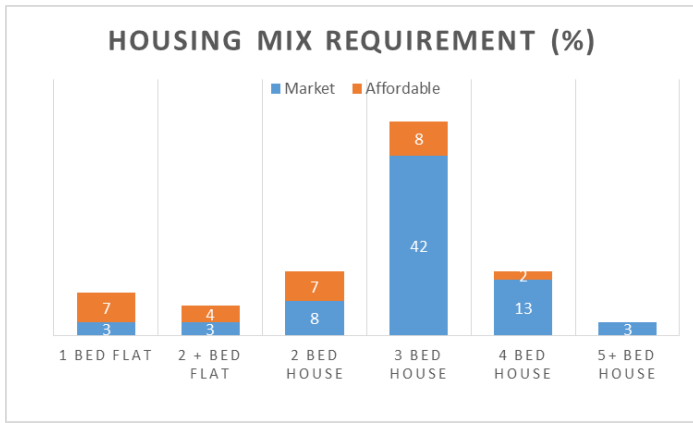
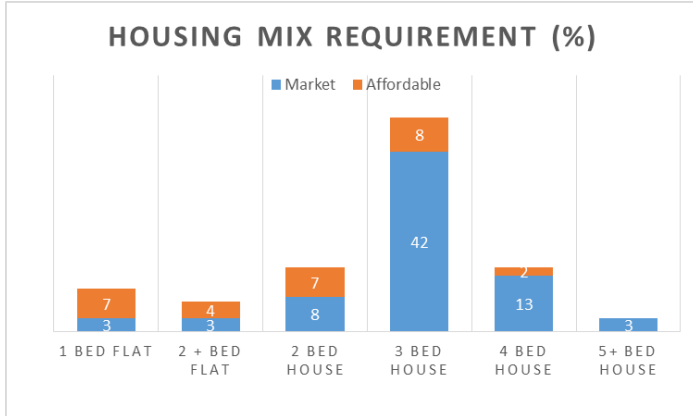
²¹ Source: [Greater Norwich Annual Monitoring Reports](#)



46.54. Part of the reason for the increase in housing delivery in 2018/19 is that changes in Government policy have allowed new purpose-built student accommodation delivery to be included in the housing figures at a rate of 1 home per 2.5 student bedrooms. ~~250~~Between 2018 and 2020 over 1,000 new student bedrooms were delivered in 2018/19, the equivalent of ~~400~~around 400 new homes²². This reflects a growing trend in recent years for new student accommodation development, particularly at the University of East Anglia (UEA) and in the city centre. ~~As if, as currently planned,~~ the UEA and the Norwich University of the Arts (NUA) expand further and some students continue to seek better quality accommodation, this trend ~~is expected to~~could continue to 2038. ~~While it is too early to judge~~

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²² Source: Data from forthcoming Greater Norwich Annual Monitoring Report 2018/19s.



50-59. This plan seeks to address this by developing the required number, tenures and types of homes to meet this demand. The mix of requirements will change through the plan period as different needs are met by development.

51-60. Due to the projected increase in the numbers of older people, local evidence in the Strategic Housing Market Assessment suggests that around 3,900 additional communal establishment places for over 75s will be required to 2038. The plan will need to have policies which specifically support the delivery of housing suitable for older people and support active retirement.

52-61. The provision of sites for Gypsies and Travellers consisted of 84 pitches in 2017. These are on large sites at Swanton Road (Norwich), Roundwell (Costessey) and Harford Bridge (Keswick), and on several small sites around the area. There are 55 plots for travelling show people at Hooper Lane in Norwich. There will be a need for some additional accommodation during the plan period.

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53-62. There are some wards and more localised areas with high levels of deprivation in Norwich.²⁶ Although the suburban and rural parts of Greater Norwich are relatively affluent, there are pockets of deprivation elsewhere too. It is important that inclusive growth and regeneration is supported through the GNLP to help to reduce deprivation.

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²⁶ [2019 Index of Multiple Deprivation \(IMD\)](#)

The economy

63. Greater Norwich is key to the region's economy with considerable potential for growth in world class knowledge intensive jobs (as shown in map 1 on page 18²⁷ below). As a major part of the country's largest agri-food sector, and as a world leader in plant, microbial and climate change research, the growing economy of Greater Norwich is well-placed to make a major contribution to living with environmental change and ensuring food security. Advanced intelligent information technology businesses in Greater Norwich, along with the wider area's position as the world's leading provider of offshore wind energy, mean that the area can also play a key role in promoting energy security through sustainable sources. Taken together, this means that Greater Norwich is well equipped to make a significant contribution to the major environmental and economic challenges of the 21st century, developing a post-carbon economy locally which will contribute greatly to sustainable economic change nationally and internationally.

54-64. Strategic employment sites and competitive land and business lets²⁸, mainly those in and around the Norwich and Wymondham area, support the globally significant growth axis within the Cambridge Norwich Tech Corridor²⁹ (as shown in map 1³⁰ below).

55-65. The vibrant, attractive city centre of Norwich is a nationally significant retail centre and a catalyst for economic growth across Greater Norwich, encouraging investment into the area. Market towns at Diss, Harleston and Aylsham and other local employment sites provide accessible employment for rural areas.

56-66. Between 2011-18 modelling³¹ shows a 14.6% rise in total employment (29,100 jobs). This included notable increases in jobs in the accommodation and food sectors, IT and communications, professional, scientific and technical professions, education and health, contributing to the 50% regional growth in Science and Research and Development employment since 2007 compared with 19% UK average³². However, employment in agriculture, manufacturing and insurance fell.

57-67. Greater Norwich also strongly features most of the sectors identified as having high growth potential regionally³³. These include: advanced manufacturing and engineering at Hethel; agri-tech, health and life sciences at the Norwich Research Park (NRP) and the Food Enterprise Park; and IT and communications and digital creative industries in the city centre. Greater Norwich's other strengths include financial services, tourism, retail, media and the arts. The area also benefits from a strong and growing tertiary education sector provided by UEA, NUA, City College Norwich and Easton College which contribute research expertise and a skilled workforce.

²⁷ Source: Invest in Greater Norwich

²⁸ Source as above – On average, business lets are 45% cheaper in Greater Norwich than in London or Cambridge

²⁹ See <https://www.techcorridor.co.uk/>

³⁰ Source: Invest in Greater Norwich

³¹ Source: Cambridge Econometrics: 'East of England Forecasting Model: 2016 baseline results'

³² Source: Norfolk and Suffolk Unlimited – Draft Local Industrial Strategy (2020)

³³ Sectors identified in the New Anglia Local Enterprise Partnership's Economic Strategy for Norfolk and Suffolk.

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Highlights of the Greater Norwich economy³⁴

- a. The life-science sector has a skilled workforce of 15,000 in the Norwich cluster and the Norwich Research Park is the UK's largest site for research in food, health and life sciences;
- b. Agri-tech is a sector worth £3.6 billion and Easton College provides 5,000 students with training in the area which feed into the sector;
- c. IT and communications and digital creative industries account for a sector worth £1.4 billion with over 100 companies in Norwich and a workforce of 7,500, including large numbers of graduates from the local universities;
- d. The financial sector employs more than 11,500 people and contributes £1 billion to the local economy;
- e. Greater Norwich boasts an extensive and varied leisure and culture offer. The tourism sector is worth ~~£3 billion~~ **£3 billion** and the visitor economy supports 54,000 skilled workers thanks to the growing number of day visitors, currently estimated at 40 million per year, and 12 million overnight visitors. Visitor attractions include a wide variety of historic buildings, parks and museums, cultural festivals and other regular events, along with access to the Broads and the coast. Sports and leisure facilities include numerous attractive open spaces and routes for walking and cycling, a dry ski slope, the only Olympic sized swimming pool in the region, leisure centres, Norwich City Football Club, theatres, cinemas, music venues and restaurants and bars;
- f. Retail remains the largest provider of employment in the area. Norwich is rated as the 13th best performing retail centre nationally and our market towns also have a strong local retail offer.

58-68. In December 2013, the Greater Norwich City Deal was signed, which is building on the area's leading status in science, technology and advanced manufacturing and focusses on enterprise, skills and infrastructure.

59-69. Employment rates in Greater Norwich compares favourably to national trends, with rates of claimants for Jobs Seekers Allowance and Universal Credit below regional and national levels.³⁵

60-70. Rural enterprises are important to the local economy and home working is increasing in significance. The proportion of micro-businesses employing up to nine people is above the national average in Broadland and South Norfolk. Signs are that new and small businesses can flourish and the survival rate of newly established enterprises is good³⁶.

61-71. The GNLP should support the growth of a wide ranging and changing economy, ranging from high tech businesses with the capacity for major growth through to smaller rural enterprises.

Overleaf – Map 1 The Cambridge Norwich Tech Corridor

³⁴ Source: [Invest in Greater Norwich](#)

³⁵ Source: <https://www.norfolkinsight.org.uk/economy-and-employment/>

³⁶ Source: [ONS, Inter Departmental Business Register](#)

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CAMBRIDGE NORWICH TECH CORRIDOR

With over 20 science and research parks, a range of business parks and over 560HA of development sites for employment use, the Cambridge Norwich Tech Corridor offers a range of opportunities for businesses to grow and thrive.

OUR CLUSTERS:

-  Agritech, Agrifood, Genetics & Bio Science
-  IT, AI, Robotics, Digital, Sensors & Big data
-  Advanced Engineering, Manufacturing & Materials
-  Life Science, Medtech & Pharma

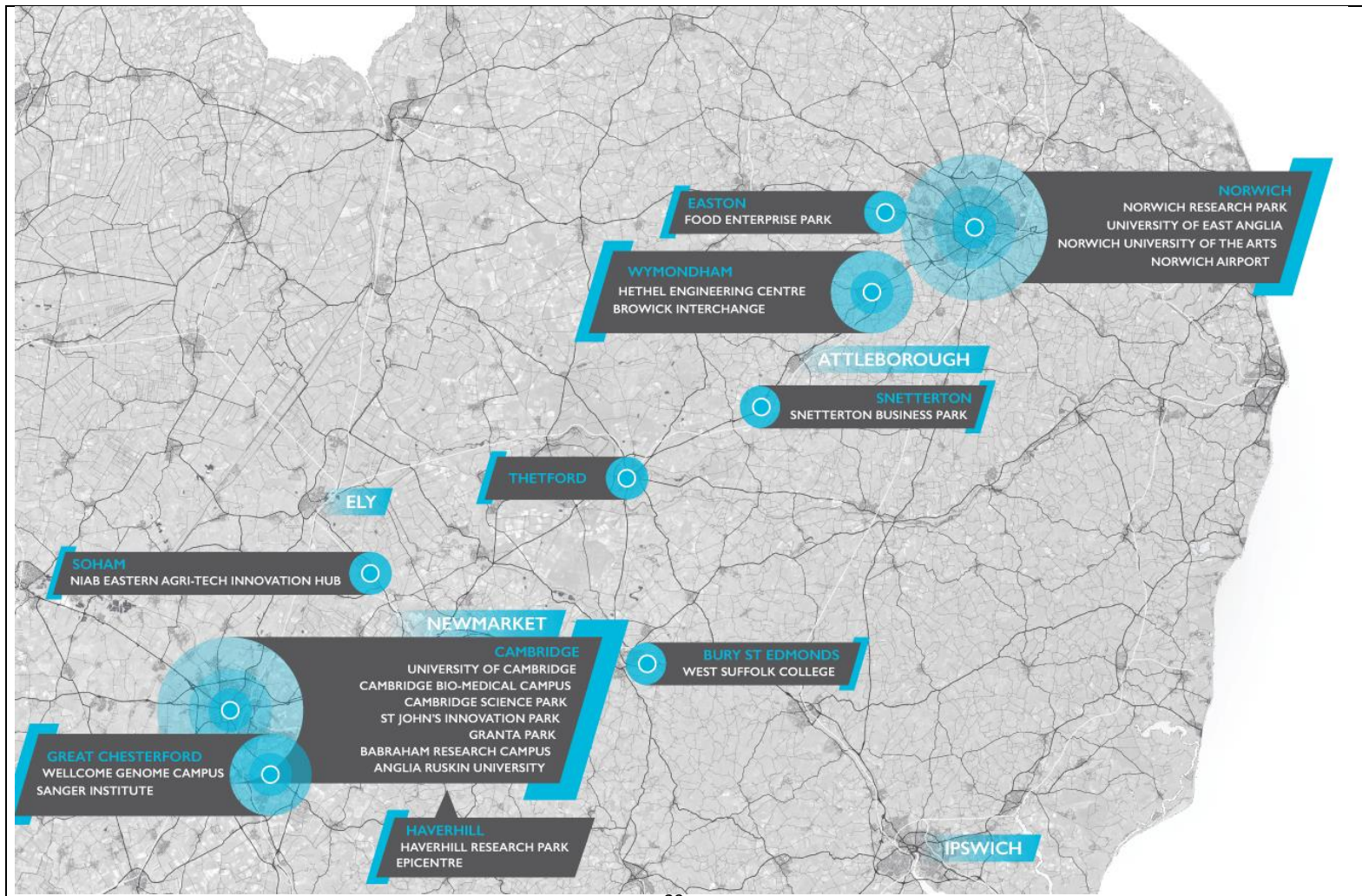
100KM OF OPPORTUNITY

OUR ASSETS:

-  Advanced Engineering, Manufacturing & Materials
-  IT, AI, Robotics, Digital, Sensors & Big data
-  Agritech, Agrifood, Genetics & Bio Science
-  Life Science, Medtech & Pharma
-  Education
-  Energy
-  Enterprise Zones



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Map 2 Greater Norwich main transport links



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~~69-79.~~ Full dualling of the A47 route is promoted through the A47 Alliance, which brings together the business community, local authorities, MPs and stakeholders along the whole of the trunk road route between Peterborough and Lowestoft. The Government's Roads Investment Strategy ~~has identified further~~ is committed to A47 improvements within the Greater Norwich area ~~at~~with Blofield to North Burlingham dualling, Thickthorn A11/A47 junction improvements, and Easton to East Tuddenham dualling. These will all progress through the NSIP process and are all scheduled to start construction in 2021/22, 2020/21 and 2021/22 respectively. This will benefit growth in the GNL area by improving connectivity 2022/23.

~~70-80.~~ Greater Norwich also includes two routes which form part of the Government's Major Road Network (MRN) - local non-trunk roads of national importance. Within the Greater Norwich area, this includes the A140 both north and south of Norwich (including the A1270 Broadland Northway, also known as the Norwich Northern Distributor Road) and the A146 connecting Norwich to Lowestoft. Working with Transport East, the sub-national transport body, the Long Stratton bypass has been identified as a regional MRN priority and given conditional approval for Government funding.

~~71-81.~~ To the south, the A140 provides access to Ipswich and London and to Bury St. Edmunds and Cambridge from the south of the area. It also provides local links to Diss and Harleston and is almost entirely single carriageway. To ease congestion through Long Stratton, a bypass is planned to be delivered alongside 1,800 new homes. Subject to full approval by Government, construction of the Long Stratton bypass could commence in 2022.

~~72-82.~~ The A1270 Broadland Northway was opened in 2018. It has reduced congestion through the north of Norwich and improved access to the airport, coast and Broads. Related improvements to public transport in Norwich are an integral part of the scheme. ~~A preferred option to extend the road with a "Western Link" between the A1270 and the A47 has also been identified.~~

~~83.~~ A preferred route for a dual carriageway "Western Link" between the A1270 and the A47 was confirmed in July 2019. The Department for Transport (DfT) approved the Strategic Outline Business Case in May 2020 giving the project conditional entry into its 'Large Local Majors' funding programme and awarding more than £1 million of development funding for the project in the 2020/21 financial year.

The rail network

~~73-84.~~ The main rail services to and from Norwich provide direct access to Wymondham, Ely, Cambridge, the Midlands and the North and to Diss, Ipswich and London. Improvements including faster services to London and direct services to Stansted have been delivered ~~or are planned.~~ The ~~East-West~~east-west rail route linking directly to major growth areas around Milton Keynes and Oxford is a long-term aspiration.

~~74-85.~~ The Bittern and Wherry Lines provide local rail links and options for commuting from areas such as Great Yarmouth, Lowestoft, Brundall, Acle, North Walsham, Cromer and Sheringham. ~~Many of the improvements will be delivered through the new Greater Anglia~~

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~~franchise which started in August 2019~~ New rolling stock has been delivered and further improvements are planned.

Airports and ports

^{75-86.} Norwich Airport is a catalyst for economic growth and has seen an increase in passenger numbers in recent years. As well as the key scheduled service to Schiphol (Amsterdam) which provides a hub for links to over 1,000 international destinations, there is significant business from offshore industries and domestic flights. Other principal international connections are via Stansted Airport and ports at Felixstowe and Harwich. These ports are the gateway to exports of goods worth £2.9~~bn~~^{9 billion} every year.

The cycle network

^{76-87.} Norwich is in the top five districts in the country for cycle use and recent monitoring conducted in the Norwich urban area⁴⁰ showed that there has been a 40% increase in cycling since 2013.

^{77-88.} There is a relatively good network of cycle routes linking settlements within Greater Norwich, including the Marriott's Way, which links the city to Reepham and Aylsham. Significant grant funding has been secured to improve the cycle network in and around the city, linking the Norwich Research Park and the city centre to the ~~North-East~~ Growth Triangle in Broadland, and to invest in other routes including between Wymondham, Norwich and Sprowston.

Transport for Norwich and the Transforming Cities programme

^{78-89.} Norwich has also been successful in securing a place in the Government's Transforming Cities programme which has the potential to bring significant investment to the transport networks in the city and surrounding areas. £6.1 million was secured from the fund in early 2019 and ~~bids are being made for a~~ further ~~funding.~~ £32 million has been secured since (see paragraph 236). The programme seeks to promote modal shift away from use of the private car in a time of rapidly changing vehicle technologies. Evidence of such a shift was already seen after First Eastern Counties reported a 375,000 increase in Norwich bus journeys in 2015 following the completion of Transport for Norwich changes to improve accessibility to the city centre for buses.

^{79-90.} The Transport for Norwich review will guide future transport policy and investment in and around the city. The network will continue to be developed to promote public transport use in growth areas such as Wymondham, the airport and Broadland Business Park. This will include the Park-and Ride network around Norwich which, with 6 sites, forms one of the most comprehensive networks in the country and is well-connected to other bus routes.

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⁴⁰ Source: Norfolk County Council / [Norwich City Council](#)

80-91. Transport improvements outside of the Transport for Norwich area are dealt with on a local basis. For example, Norfolk County Council has commenced a programme of Market Town Network Improvement Strategies (NIS). The Connecting Norfolk initiative also promotes increasing use of demand responsive transport services and car sharing in rural areas.

Digital infrastructure

92. There is variable access to high speed broadband and mobile phone connectivity can be poor, particularly in rural areas. To help address this, the Better Broadband for Norfolk programme is a partnership funded through Norfolk County Council. It aims to make high-speed broadband available to more than 95% of Norfolk's premises by spring 2020. The next generation of mobile phone networks will be 5G, and the rollout is expected to commence in 2020.

81.

Emissions and climate change

82-93. Mitigating the effects of climate change within the Greater Norwich area is a cornerstone of the GNLP. This section looks at current activity around measuring air quality as well as future trends in emissions, rainfall and flooding levels.

83-94. There is an Air Quality Management Area (AQMA) which covers the whole of the city centre. Figures from 2019⁴¹ show nitrogen dioxide and particulate matter pollution levels are on a downward trend. Improvements in air quality are being achieved by promoting public transport use and other initiatives, including encouraging active travel (walking and cycling). However, this remains an important issue with more work to be done. Monitoring is also in place in Long Stratton, supporting the need to bypass the settlement.

84-95. Per capita carbon dioxide (CO₂) emissions, at 5.1 tonnes CO₂ equivalent per year, are below the national average (5.3 tonnes CO₂ equivalent). In recent years, they have declined in line with regional trends and slightly slower than national trends⁴². However, they are above the national average in rural parts of the area, partly due to a greater reliance on car journeys.

85-96. Research by the world-leading UEA⁴³ shows quoting Met. Office projections⁴⁴ provides estimates of how our climate will likely to change in the East of England up to 2040 within comparison with the 1981 to 2000 baseline. It projects higher temperatures, less rain in summer and wetter winters. It indicates, indicating:

- An increase in mean summer temperature of 1.2°C to 1.6°C;
- An increase in mean winter temperature of 1.0°C to 1.3°C;

⁴¹ Source: [Norwich City Council Monitoring](#)

⁴² Source: [Department for Business, Energy and Industrial Strategy](#) Between 2005 and 2017, Greater Norwich emissions fell by 35%, East of England emissions by 35% and UK emissions by 39%.

⁴³ Source: [Scoping Report for the New Anglia LEP Climate Change and Adaptation and Carbon Reduction Action Plan \(July 2019\)](#)

⁴⁴ Source: [Scoping Report for the New Anglia LEP Climate Change and Adaptation and Carbon Reduction Action Plan \(July 2019\)](#)

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- A decrease in mean summer precipitation of 1% to 13%⁴⁵;
- An increase in mean winter precipitation of 5% to 8%.

86-97. Policies in the GNLP will need to contribute to national targets to reduce emissions, plan for transition to a post-carbon economy and ensure new development is adapted to a changed climate.

Flood Risk

87-98. The main inhabited area at risk of fluvial (river) flooding in Greater Norwich is in the Wensum valley covering parts of central Norwich (see map 3 below).

88-99. There are small scale flood defences across Greater Norwich with more extensive defences by the River Wensum within The Close area of central Norwich and on the River Bure at Buxton. There are also flood defences within the neighbouring Broads Authority planning area, with an extensive programme of improvements being implemented within the Broads⁴⁵.

89-100. Whilst the great majority of development in recent years has been away from areas of flood risk from rivers, recent development on brownfield sites to provide urban regeneration adjacent to the River Wensum in Norwich has been designed to withstand flood.

90-101. Measures to address surface water flood risk in areas at the greatest risk, including parts of Norwich and Drayton, have included maintenance of drainage systems, the introduction of detailed development management policies covering such areas and funding bids for mitigation works.

91-102. This plan will need to provide strategic level policies to address flood risk in new development, locating ~~development~~ the great majority of development away from areas at risk of flood and promoting development which supports more natural functioning of the water environment.

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⁴⁵ Source: Greater Norwich Area Strategic Flood Risk Assessment

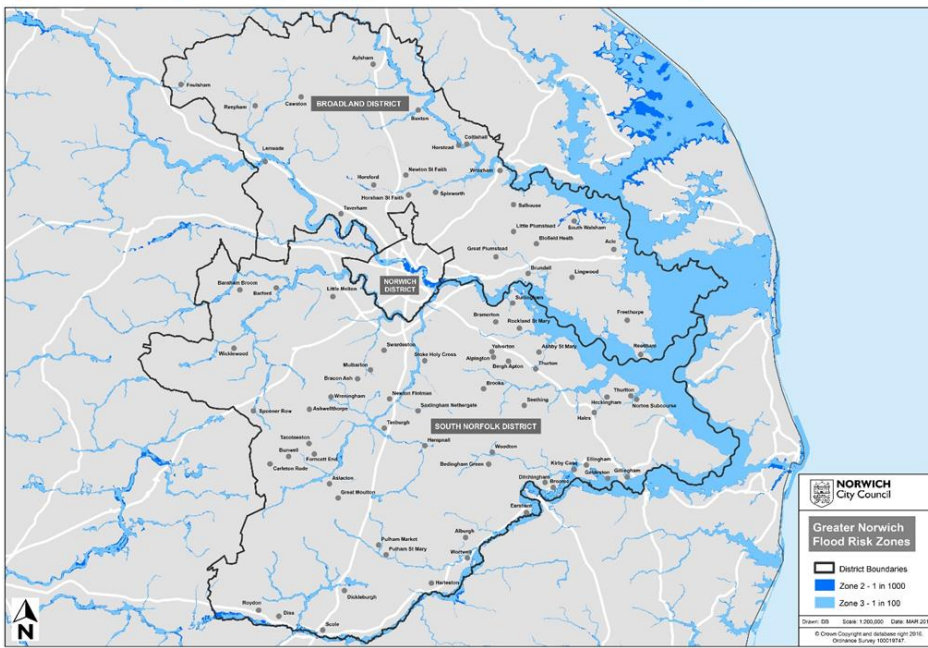
Map 3 Environment Agency fluvial flood risk zones 2 Fluvial and 3 Tidal Flood Zones,



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Renewable Energy

92-103. Recent years have seen an increase in renewable energy generation locally, chiefly from solar power (both small and large-scale), with some wind and biomass developments. Our plan should support further development of decentralised, renewable and low carbon sources of energy in appropriate locations.

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Environmental assets

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The built and historic environment

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93-104. Greater Norwich has a rich concentration of historic heritage assets. At its core is the City of Norwich, formerly England’s second city, with its two cathedrals and many other historic buildings, including the greatest number of medieval churches in northern Europe, monastic halls, former merchants’ houses, the city wall and industrial heritage. The city centre’s current street pattern still broadly reflects these historic influences.

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94-105. The city is linked to a hinterland of settlements which also have a rich heritage reflecting the area’s relative prosperity and high density of settlement through history, particularly prior to the industrial revolution.

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95-106. Market towns, villages and hamlets show a pattern of development that has built up over the centuries, with a wealth of medieval churches, including a number of round tower churches, farmsteads and historic halls. A number of areas of formal parkland, such as those at Raveningham and Blickling Halls, are designated by Historic England.

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96-107. In total, there are around 5,800 listed buildings and 90 conservation areas.

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Table 3 – Numbers of Conservation Areas, Listed Buildings, Ancient Scheduled Monuments and Historic Registered Parks and Gardens

Feature	Norwich	Broadland	South Norfolk	Greater Norwich
Conservation Areas	17	21	52	90
Listed Buildings	1,500	980	3,310	5,790
<u>Ancient Scheduled Monuments</u>	25	22	38	85
<u>Historic Registered Parks & Gardens (Historic England)</u>	9	5	7	21
<u>Historic Parks & Gardens (locally listed)</u>	10	18	17	45

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The natural environment

97-108. Greater Norwich has and neighbours a wealth of natural environmental assets designated for both habitat and species protection. Many of these are marshland, rivers or broads of international and national status classified as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites for wetland importance. The internationally protected “Natura 2000” European sites subject to the Habitats Regulations in

the Broads and elsewhere in Norfolk, including on the coast, could potentially be affected by growth in Greater Norwich (see map 4 below).

~~98~~109. Water quality is a major issue for the sensitive wetland habitats and dealing with pollution brings particular challenges. Increased pressure from housing growth within Greater Norwich combined with an increase in already high visitor numbers may also have potentially negative impacts on some sites. The GNLP must ensure that development does not have a negative impact on internationally designated sites, including minimising visitor impact and protecting water quality.

~~99~~110. SACs in Greater Norwich itself include the Wensum chalk river valley and valleys and fens at Booton Common and Buxton Heath. There are also 45 nationally important Sites of Special Scientific Interest (SSSIs) designated for their biodiversity and geodiversity value. Pinebanks Pits in Thorpe St Andrew and Catton Chalk Pits are examples of sites designated for their geodiversity value.

~~100~~111. In addition, Greater Norwich has large numbers of locally protected sites. There were 447 County Wildlife Sites covering around 4,700 hectares of land in 2018. Sites include valleys, meadows and wetlands, such as parts of the Bure, Waveney and Yare valleys, heaths such as Mousehold, grasslands including commons such as those at Hapton, Mulbarton and Salle, and an extensive network of hedgerows and woodlands spread across the area.

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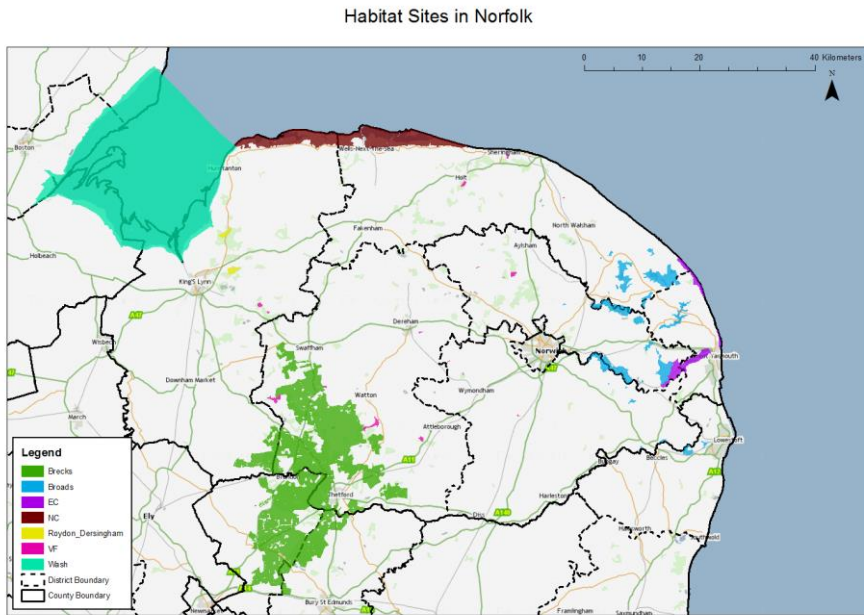
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Map 4 - Major Habitat Sites in Norfolk



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and workplaces, enhancing landscapes, reducing flood risk and aiding active lifestyles and wellbeing.

101-113. As our area is located adjacent to the Broads and other areas of national and international importance, the aim is to provide sufficient high quality green spaces to provide biodiversity buffer zones, promote active leisure and travel and provide alternative destinations to help manage visitor pressure on biodiversity.

102-114. Parks and other types of open space also play an important role in providing a network of locally accessible green and urban spaces.

115. Overall, the plan should promote the protection, enhancement and delivery of a strategic green infrastructure network which addresses the scale of development proposed in the plan. It must be capable of protecting species, supporting habitats and delivering a wider range of environmental services to meet development needs.

Landscape

103-116. The varied landscape character areas⁴⁷ in and adjacent to Greater Norwich area consist of: the fens and marshes of the Broads to the east of Greater Norwich (area 80 on map 5 below); a more intimate landscape of small fields and hedgerows adjacent to the Broads, also in the east (area 79); rolling landscapes of varied geology including woodland, heath and former parkland estates in the west and north (areas 84 and 78) and an extensive open clay plateau in the south (area 83).

117. These nationally identified landscape ~~charater~~ character areas inform local landscape character studies. Locally significant landscapes include strategic gaps between settlements, river valleys (including the Wensum, Waveney, Bure, Tiffey, Tas, Chet), undeveloped approaches to Norwich and the setting of the Broads.

104-118. Greater Norwich does not have a nationally designated Green Belt. National policy is clear that new Green Belts should very rarely be established. Therefore this plan will need to carry forward policies for protecting our valued landscapes.

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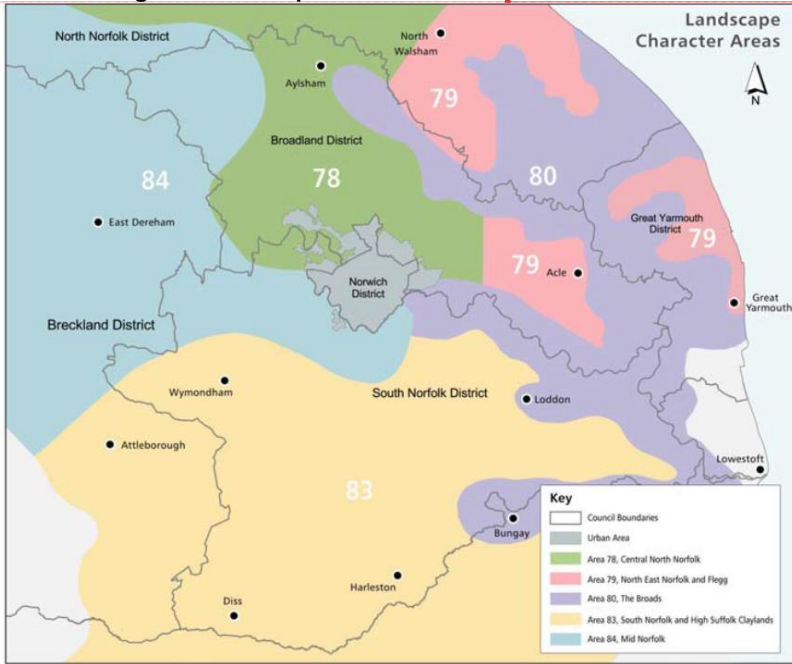
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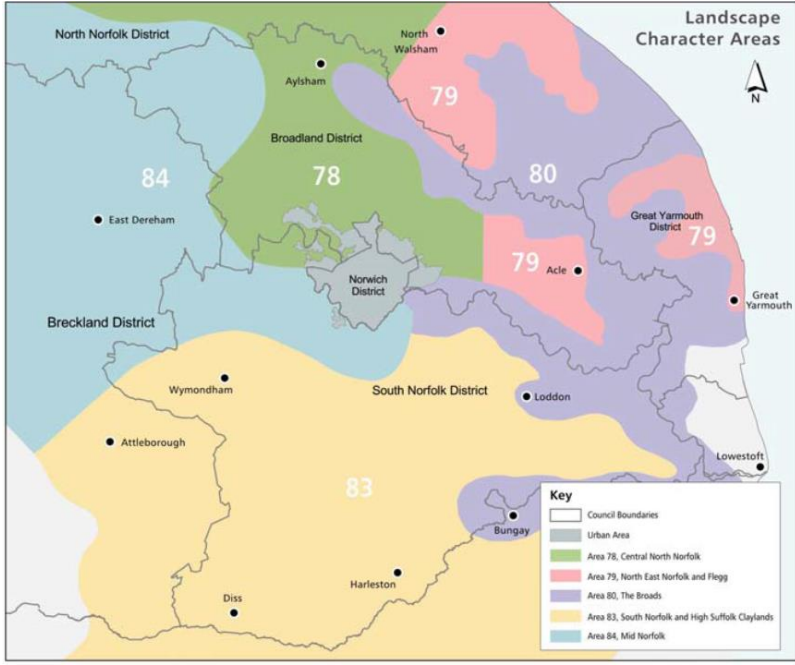
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⁴⁷ [Natural England. Natural Character Area profiles 2014](#)

Map 5 - Natural England Landscape Character Areas



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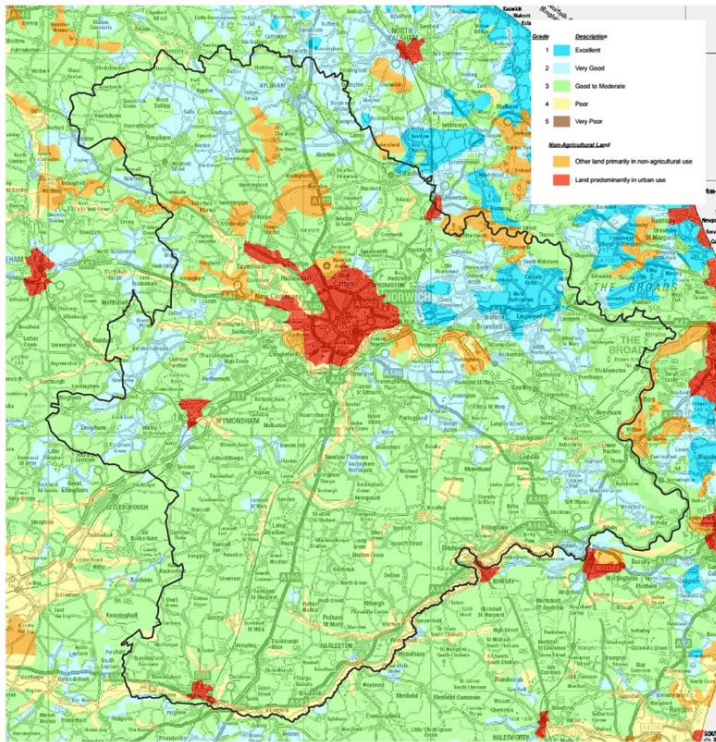


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Soils

105-119. Large tracts of rural Greater Norwich are valuable for their agricultural land. As map 6 below shows, a high proportion of Greater Norwich's agricultural land is of high quality (grades 1-3), with the majority of the most valuable land being located between Norwich and Acle⁴⁸. Protecting high quality soils remains is an important consideration both for supporting agriculture and shaping our rural landscape character. This will need to be balanced with development needs through the plan.

Map 6 - Agricultural land grading in Greater Norwich



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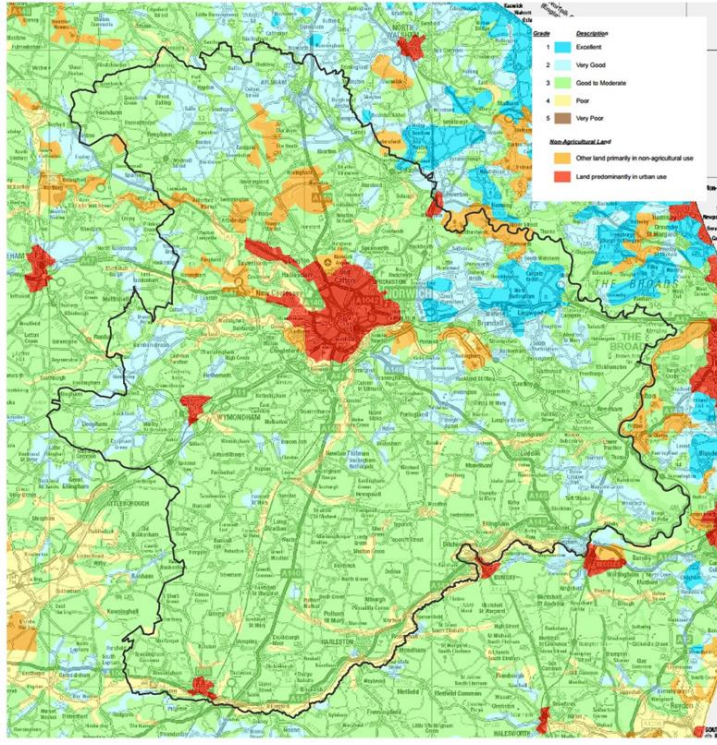
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⁴⁸ Note: The map is indicative as it does not break down category 3 into a and b classes

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Water

106-120. Water is supplied in Greater Norwich from groundwater sources and from the River Wensum.

107-121. Relatively low rainfall totals and extensive agricultural water use demand mean that the whole area is defined as suffering from serious water stress⁴⁹. Local planning policy and water company strategy⁵⁰ place a focus on promoting water efficiency.

Consultation Questions for Section 2 – Greater Norwich Spatial Profile

- 3. Please comment on or highlight any inaccuracies within the spatial profile?
- 4. Are there any topics which have not been covered that you believe should have been?
- 5. Is there anything that you feel needs further explanation, clarification or reference?

⁴⁹ [Water Stressed areas– final classification, Environment Agency 2013](#)

⁵⁰ [Anglian Water – Anglian Water Revised Draft Water Resources Management Plan 2019 Anglian Water – Water Resources Management Plan December 2019](#)

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122. Overall, plan policies for the natural environment should aim to promote biodiversity net gain through development, reduce habitat fragmentation and address climate change and pollution issues.

SECTION 3 - THE VISION AND OBJECTIVES FOR GREATER NORWICH

~~108.123.~~ The vision and objectives below set out what the GNLP aims to achieve for Greater Norwich to 2038.

The Vision for Greater Norwich in 2038

~~109.124.~~ By promoting this Greater Norwich Local Plan our aim is that it will support growth of a diverse low carbon economy which will compete globally through its world class knowledge-intensive jobs in the Cambridge Norwich Tech Corridor.

~~110.125.~~ As a result, by 2038 Greater Norwich will have vibrant, healthy, inclusive and growing communities supported by the delivery of new homes, infrastructure and an enhanced environment. Growth will make the best of Greater Norwich's distinct built, natural and historic assets.

~~111.126.~~ To achieve this, growth will be clean and resource efficient, with significantly reduced emissions to ensure that Greater Norwich plays a full part in meeting national commitments on tackling climate change and is moving towards a post-carbon economy. The focus on three high growth sectors: clean energy, agri-food and ICT/digital, along with the high environmental standards and significant further improvements to our extensive green infrastructure network promoted through this plan, will support Norfolk and Suffolk as the ~~UK's~~ United Kingdom's clean growth region.

Economy

~~112.127.~~ Generating the right levels of growth in the right places will help our local economy by stimulating economic investment, new infrastructure, new technologies and environmental improvements. This will improve access across Greater Norwich to services and jobs, and lead to better environmental quality.

~~113.128.~~ Our plan will stimulate economic recovery leading to the creation of a strong, enterprising, productive and broad-based economy, and the growth of a wide range of economic sectors, supported by an increasingly skilled workforce. We will see a focus on our local strengths in knowledge intensive sectors. This will include significant growth in digital creative industries in the city centre and in health, life sciences, agri- and bio- technology at the Norwich Research Park and the Food Enterprise Park at Honingham, along with advanced manufacturing and engineering at Hethel. This clean growth will place Greater Norwich at the forefront of tackling the global challenges and opportunities of energy, environment, life sciences, genetics and climate change. Together these will strengthen our leading role nationally and internationally in these sectors which will be critical to moving towards the post-carbon economy.

~~114.129.~~ Most of the jobs growth we expect to see will ~~have been~~be delivered on key strategic sites in and around Norwich with good access to public transport, the major road network and a comprehensive cycling network. This will ~~have contributed~~contribute to the growing national importance of the Cambridge Norwich Tech Corridor and ~~strengthened~~strengthen Norwich's role as the regional capital.

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~~115-130.~~ The city centre will continue to play a significant role as the economic dynamo of the area by providing excellent retail and leisure facilities along with a broad range of cultural and tourism attractions and new jobs needed to support housing growth across the Greater Norwich area.

~~116-131.~~ Parallel to this, the role of smaller scale employment sites elsewhere in the urban area, market towns and villages will help to deliver good access to jobs for all. New technologies and improved broadband and mobile phone infrastructure will also facilitate changes to the way we work, including the growth of small-scale businesses, more working from home and remote working.

Communities

~~117-132.~~ The growth of mixed, inclusive, resilient and sustainable communities will mean that our new communities will be well integrated with our existing communities and will be safe and attractive places to live. People of all ages will have good access to services and facilities including schools, health care, shops, leisure and community facilities and libraries – which will in turn reduce the need to travel. This will also help create communities in which people can interact socially, be independent and have the opportunity for healthy and active lifestyles. New technologies will provide more ways of travelling and accessing services and our new communities will be designed to make active travel and public transport the easiest travel choices.

Homes

~~118-133.~~ High quality new homes will ~~have been~~ be built to meet the growing and changing needs of Greater Norwich. There will be a variety of type, tenure and sizes of homes in the mixed and inclusive communities, catering for the needs of all as they change over time and providing both market and affordable homes to meet different needs in our urban and rural areas.

~~119-134.~~ Our plan envisages delivering the right number of homes to meet a variety of housing needs for those living and working in Greater Norwich. These include the rising ageing population, families and younger people, single occupants and those looking to share a home with others. The needs of groups in our community such as Gypsies and Travellers, Travelling Show People and those who live in residential caravans will ~~have been~~ be provided for in accessible locations.

~~120-135.~~ ~~Most~~ We plan to concentrate the building of new homes ~~will have been built~~ in and around Norwich and in the Cambridge Norwich Tech Corridor. In Norwich city centre and other highly accessible and sustainable locations, higher density homes including flats will ~~have been~~ be built, providing particularly for the needs of younger people and including purpose-built student accommodation, whilst also meeting the needs of other members of our community. This will have helped to create lively and vibrant city and district centres, enabling people to access services and jobs easily and to travel sustainably.

~~121-136.~~ Our suburbs, market towns and villages will also be vibrant places to live with good access to services and facilities, supported by new housing and jobs and changing

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technologies. Homes here will ~~have been be~~ built at appropriate densities to respect and enhance local character and to meet the needs of all in mixed communities.

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~~122-137.~~ New homes ~~needing planning permission~~ will be large enough to provide a good quality of life, with adaptable homes built to meet the varied and changing needs of our communities. Many homes across Greater Norwich will also be ~~self and custom-built, along with live-work units.~~

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Infrastructure

~~123-138.~~ By 2038 our transport system will ~~have been be~~ enhanced by a combination of infrastructure improvements and new technologies. Connectivity will improve both within Greater Norwich and to other parts of the country and beyond. This will include better rail services to London, Cambridge, Stansted, Milton Keynes, Oxford and the West, growth at Norwich International Airport, ~~as well as and~~ road improvements to the ~~A11, A47, the Norwich Western Link and the A140.~~

~~124-139.~~ Together these will provide greater travel choices and allow people to make the best use of evolving sustainable transport networks, particularly in the urban area. They will also continue to support Norwich's role as the regional capital and improve access to our rural areas.

~~125-140.~~ The coming decades will see significant changes in how much and how people travel. This plan will help to reduce the impact of travel both by concentrating activities close to centres of population, ~~and by assisting an increase in home and remote working.~~ Combined with technological improvements including the addition of new and different transport infrastructure, emissions from transport consequently will be significantly reduced.

~~126-141.~~ For journeys that are still needed there will ~~have been be~~ a radical shift away from the use of the private car, with many people walking, cycling or using clean public transport. This will be especially evident in the Norwich urban area and the main towns with safe, attractive and well-designed routes for pedestrians and cyclists and fast, frequent and reliable public transport services. Electric vehicles will predominate throughout Greater Norwich and connected and autonomous vehicles (CAVs) will ~~have~~ become more commonplace, initially with taxis and shared demand responsive buses and ultimately for buses, deliveries and private vehicles.

~~127-142.~~ In addition, the delivery of improved telecommunications, broadband and utilities infrastructure throughout the area will both support businesses development, home working, carbon reductions and access to services while also reducing transport emissions.

~~128-143.~~ Existing schools and health facilities will ~~have been be~~ expanded, and new facilities provided to serve growing communities, ~~with greater use of technology to access some types of health care.~~

Delivery

129-144. We will achieve our vision for sustainable and inclusive growth by a variety of means. These include our proactive approach to co-ordinating development providers, organisations and agencies as well as through interventions in cases where the market cannot deliver infrastructure. The protection and enhancement of a high-quality environment will also have assisted delivery by attracting inward investment. Our GNLP will meet housing need by providing choice and flexibility so that homes will ~~have been be~~ delivered on allocated and windfall⁵¹ housing sites.

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⁵¹ Windfall sites are those which gain planning permission without having been allocated in a local or neighbourhood plan

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Environment

~~130-145.~~ Greater efficiency in water and energy usage will ~~have minimised~~minimise the need for new infrastructure, and further reductions in carbon emissions will be delivered through the increased use of sustainable local energy sources. New water efficient buildings will ~~have~~ also ~~contributed~~contribute to the protection of our water resources and water quality, helping to ensure the protection of our rivers, the Broads and our other wetland habitats.

~~131-146.~~ Air pollution levels will be reduced through a combination of better design and location of development, supported by technological changes. Improved air quality will mean that there will no longer be any Air Quality Management Areas in Greater Norwich.

~~132-147.~~ This GNLP will protect and enhance the distinctive local characteristics of our city, towns and villages and their separate identities. This will be achieved by shaping high quality, well designed and beautiful new development, making efficient use with homes large enough to provide for a good quality of brownfield sites and minimising the loss of greenfield land-life.

148. Development will make efficient use of brownfield sites and minimise the loss of greenfield land.

~~133-149.~~ The development of a multi-functional green infrastructure network will continue across Greater Norwich. This enhanced network will ~~have helped~~help our communities mitigate and adapt to the effects of climate change, by providing for biodiversity gain through improved and linked habitats, reducing flood risk and improving opportunities for active travel and leisure. Improved access to the countryside will ~~have been~~be provided and the quality of our environmental assets will ~~have been~~be enhanced. Visitor pressure on the Broads and other internationally and nationally protected sites will be reduced by new and improved green infrastructure both on and linked to developments, including delivery of the North West Woodland Country Park in Horsford.

~~134-150.~~ Critically, our plan will have helped to achieve reductions in our greenhouse gas emissions to contribute to the national zero emission target by 2050.

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The plan's objectives

135-151. The wide-ranging vision for Greater Norwich above has helped us to establish the plan's objectives below. Together, the vision and objectives provide the context for the policies and monitoring indicators in this plan.

Economy

To support and promote clean growth and progress towards a post-carbon economy through the expansion of internationally important knowledge-based industries in the Cambridge Norwich Tech Corridor as part of ~~an~~ a wider entrepreneurial, enterprising, creative and broad-based economy with high productivity and a skilled workforce.

Communities

To grow vibrant, healthy communities giving people a high quality of life in well-designed developments with good access to jobs, services and facilities, helping to close the gap between life chances in disadvantaged and other communities.

Homes

To enable delivery of high-quality homes of the right density, size, mix and tenure to meet people's needs throughout their lives and to make efficient use of land.

Infrastructure

To promote the timely delivery of infrastructure to support existing communities, growth and modal shift in transport use; and to improve connectivity to allow access to economic and social opportunities.

Delivery

To promote the delivery of housing, jobs and infrastructure to meet identified needs, supported by intervention mechanisms where the market is unable to deliver.

Environment

To protect and enhance the built, natural and historic environments, make best use of natural resources, and to significantly reduce emissions to ensure that Greater Norwich is adapted to climate change and plays a full part in meeting national commitments to achieve net zero greenhouse gas emissions by 2050.

Consultation Questions for Section 3 — The Vision and Objectives for Greater Norwich

6. Do you support or object to the vision and objectives for Greater Norwich?

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- 7. Are there any factors which have not been covered that you believe should have been?
- 8. Is there anything that you feel needs further explanation, clarification or reference?

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SECTION 4 – THE DELIVERY OF GROWTH AND ADDRESSING CLIMATE CHANGE

~~136-152.~~ To achieve this plan's visions and objectives it is essential that we deliver planned growth through an effective policy framework which will both help decarbonise development and assist in addressing climate change. The delivery and climate change statements below are not policies in themselves, but rather set out how the GNLP addresses these two key issues. These priorities are important in guiding the plan's strategy and content.

DELIVERY

~~137-153.~~ The GNLP is part of a wider package of joined up measures the councils are taking to work with the Government, New Anglia LEP, the development industry and service and infrastructure providers to fund and deliver the high-quality growth Greater Norwich needs.

~~138-154.~~ The councils also work in partnership as the Greater Norwich Growth Board (GNGB), which oversees decisions on investment in infrastructure to support growth and deliver existing planning targets.

~~139-155.~~ The statement below sets out how the GNLP prioritises the delivery of development.

DELIVERY STATEMENT

Delivery of inclusive growth and sustainable development are key priorities for the Greater Norwich Local Plan. Delivery of housing, jobs and infrastructure are interlinked and mutually supportive.

Growth offers the opportunity to strengthen Greater Norwich's role as a key part of the national economy, with the Cambridge Norwich Tech Corridor becoming an increasingly important axis linking to two other nationally significant growth corridors, between London, Stansted and Cambridge and along the Cambridge - Milton Keynes - Oxford Arc.

The authorities will continue to work:

- **through the Greater Norwich Growth Board (or any successor) to facilitate and coordinate delivery across the plan area;**
- **With the private sector to promote the area and to overcome constraints on housing and employment sites.**

Each of the authorities have development companies directly delivering homes and jobs. The Greater Norwich Growth Board will continue to review options for joint Special Purpose Vehicles.

Housing

The plan promotes a pro-active approach to delivery through only allocating housing sites where a reasonable prospect of delivery, taking account of policy requirements in this plan, can be evidenced⁵².

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⁵² ~~THE HOUSING ALLOCATIONS IN THIS DRAFT PLAN WILL ONLY BE CARRIED FORWARD TO THE SUBMISSION VERSION OF THE PLAN IF EVIDENCE IS PRESENTED TO SHOW THAT THEY WILL BE DELIVERED BY 2038.~~

In addition, delivery plans are required to be submitted with planning applications to guide ongoing contact with developers. Where delivery cannot be demonstrated to be in accordance with agreed delivery plans for individual sites, the authorities will, as appropriate, make use of their legal powers to bring about strategically significant development, including compulsory purchase.

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This plan also provides choice and flexibility by ensuring there are enough committed sites to accommodate 922% more homes than “need”, along with two “contingency” locations for growth, should they be required to offset any non-delivery. Additional opportunities will be provided, particularly for small scale growth at villages and on small brownfield sites across Greater Norwich, through additional windfall development.

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Taken together, these measures will ensure that housing needs to 2038 will be fully met.

Economic development

To promote delivery of jobs, this plan provides choice and flexibility by providing for a wide range of type and size of employment sites. These include strategic sites capable of accommodating large scale development and high growth knowledge-intensive sectors. Most key strategic sites are extensions of already successful developments. Norwich City Centre is the largest concentration of employment in Greater Norwich with potential to grow further and will be a focus of employment growth to support the delivery of housing and other development across the wider plan area.

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Smaller scale and rural employment sites are less likely to be constrained by infrastructure requirements and will be supported in accessible and sustainable locations. Together, these varied sites provide for growth of both a broad based and a high value knowledge economy.

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Economic development is also supported by policies that promote housing delivery, infrastructure and a high-quality environment. Other activities of the partners promote inclusive economic development, inward investment and skills.

Infrastructure

Infrastructure priorities benefit existing communities, support growth, improve connectivity and access to economic and social opportunities, and deliver sustainable and active travel choices to promote modal shift.

The Greater Norwich partners will continue to work to coordinate delivery with other providers including Highways England, Anglian Water, other transport and utilities companies, town and parish councils and local health care providers. Infrastructure will be delivered through:

- On-site and off-site provision required of development through conditions or legal agreements;
- Pooled use of the Community Infrastructure Levy⁵³, which is being reviewed alongside GNL plan making or any successor source of infrastructure payment;

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⁵³ CIL has been in operation in Greater Norwich since 2011. It has helped to deliver a wide range of projects including transport, green infrastructure leisure and community facilities. Examples include CIL funding in 2018 providing

- Maximising opportunities to access Government and other sources of funding;
- Capital investment of public bodies and utilities companies; and
- Locally led delivery vehicles.

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improved green spaces, a new pedestrian bridge linking Bowthorpe to the Norwich Research Park, self-access technology improvements in 8 libraries and a new artificial grass pitch in Wymondham.

ADDRESSING CLIMATE CHANGE

The National Planning Policy Framework

140-156. The NPPF requires local plans such as this one to “Support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts” and to set strategic policies which address climate change mitigation and adaptation.

141-157. The climate change statement below sets out how the GNLP seizes the opportunities available locally to promote low carbon development and address climate change.

CLIMATE CHANGE STATEMENT

The way in which local plans such as this can support the transition to a post-carbon future is set out in joint Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) guidance⁵⁴. Table 5 below shows how the measures the guidance identifies are addressed through the GNLP.

Table 5 GNLP coverage of climate change issues

Measure	GNLP coverage
Requiring the location and design of development to:	Location of development: Policies 1 and 7
1. deliver the highest viable energy efficiency, including the use of decentralised energy;	The policies covering the location of development ensure that new housing will be close to every-day services and jobs. The great majority of the development is in urban areas and large villages, where sustainable access to services and jobs is best, thus reducing the need to travel and making it easier to walk, cycle and use public transport. Growth in villages is located where there is good access to services to support their retention. The distribution of the great majority of growth thus reduces the need to travel.
2.1. reduce the need to travel, particularly by private car;	
3.2. secure the highest possible share of trips made by sustainable travel.	
	Design of development: Policies 1, 2, 3 and 4
	Policy 2, in conjunction with other plan policies, requires development to be designed to minimise emissions. It is a broad strategic policy covering a wide range of design issues which is supported by the requirement for a Sustainability Statement to show how development will be low carbon. It also provides flexibility in what will undoubtedly be an era of rapid technological change to 2038 to ensure development seizes the broad range of opportunities to be designed to reduce emissions.
	To achieve this, development must be designed to promote local service provision, include green infrastructure and reduce the need to travel. It must

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⁵⁴ [Rising to the Climate Crisis - A Guide for Local Authorities on Planning for Climate Change \(2018\)](#)

	<p>promote the use of public transport and active travel, along with supporting electric vehicle use.</p> <p>The policy also requires development to be designed and orientated to minimise energy use, promote low carbon generation and energy and water efficiency, including using sustainable materials, promoting solar gain and reducing overheating. By setting high standards for resource efficiency the plan contributes to the Local Industrial Strategy⁵⁵ priority to make Norfolk and Suffolk the UK's clean growth region.</p>
Support delivery of decentralised, renewable and low-carbon energy generation and grid infrastructure.	<p>Policies 2 and 4 promote improvements to the energy grid, the development of local, renewable and low carbon energy networks to serve major new developments and an increase in free standing renewable energy generation, such as solar farms. As required by the NPPF, wind farm development needs to have clear local support so is encouraged through the Neighbourhood Plan process.</p>
Shape places and secure new development to minimise vulnerability and provide resilience to impacts from climate change.	<p>Policies 1, 2, 3, 4 and 7 support further development of the green infrastructure network which will provide for mitigation of and adaptation to climate change, including promoting biodiversity net gain and improved and linked habitats.</p> <p>In addition, the GNLPP minimises flood risk through the location of development. Most of the development is located away from areas at risk of flooding from rivers. The exception is a small number of brownfield sites by the Rivers Wensum and Yare in the city centre and East Norwich where new development can create new quarters for the city and flood mitigation measures are required. Development in the small number of allocated sites which have some areas of surface water flood risk should be located away from the parts of the site at risk of flooding and all suitable developments are required to use sustainable drainage.</p>
Encourage community-led initiatives such as the promotion of decentralised, renewable and low carbon energy use or securing land for local food sourcing.	<p>Policy 2 encourages communities to promote sustainable energy locally through neighbourhood plans, including wind energy development where there is local support. The requirement for significant amounts of green infrastructure in new development promotes local food sourcing by providing allotments.</p>
Increase sustainable transport use and local transport solutions.	<p>Policies 2 and 4 support the further development of low carbon transport networks. This includes improved walking and cycling facilities, the promotion of bus travel, Park and Ride and rail use, increased use of electric vehicles and demand management measures.</p>

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⁵⁵ Draft Autumn 2019 available [here](#).

Consultation Questions for Section 4—The Delivery of Growth and Addressing Climate Change

- 9. Do you support, object, or have any comments relating to the approach to Housing set out in the Delivery Statement?
- 10. Do you support, object, or have any comments relating to the approach to Economic Development set out in the Delivery Statement?
- 11. Do you support, object, or have any comments relating to the approach to Infrastructure set out in the Delivery Statement?
- 12. Do you support, object, or have any comments relating to the Climate Change Statement?

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SECTION 5 – THE STRATEGY

POLICY 1 THE SUSTAINABLE GROWTH STRATEGY

Introduction

Introduction

~~142-158.~~ This document meets the ~~National Planning Policy Framework's (NPPF)~~NPPF's primary purpose for a local plan by providing the planning strategy for the pattern and scale of development to meet growth needs in Greater Norwich from 2018 to 2038. ~~It also provides some indication of a "direction of travel" for future beyond 2038 by suggesting potential opportunities for longer term locations for growth.~~

~~159.~~ ~~The policy~~It identifies growth and renewal areas on greenfield and brownfield sites and limits growth in areas for long-term protection.

~~143-160.~~ Policy 1 sets out the broad strategic approach, which is illustrated on the ~~draft~~ key diagram ~~on page 47~~. It also provides the context for subsequent more detailed strategic locational, thematic and sites policies in the plan.

~~144-161.~~ Achieving sustainable development is at the heart of the planning system. This means striving to meet social, economic and environmental needs to provide a good quality of life for existing and future generations. The aim is to retain and enhance the distinctive qualities of Greater Norwich and create environmentally sustainable, resilient and socially inclusive communities. As required by the NPPF, policy 1 promotes sustainable development.

~~145-162.~~ The strategy takes a flexible approach in what will be a time of rapid change in how we work, travel and live owing to expected technological, economic and environmental changes. It aims to make the most of Greater Norwich's substantial economic growth potential to develop its leading role in the national economy and to meet housing need, whilst also protecting and enhancing the special environment of our area and promoting low carbon development.

~~146-163.~~ The strategy meets national planning policy requirements, is informed by consultation feedback and is based on an extensive evidence base covering a wide variety of issues including infrastructure needs, Habitats Regulations Assessment (HRA) considerations and Sustainability Appraisal (SA).

~~147-164.~~ ~~The policy~~Policy 1 establishes that five-year housing land supply will be calculated across the whole of the three districts and commits the councils to reviewing the plan ~~five years after adoption~~to comply with government requirements.

~~165.~~ This local plan also provides a "direction of travel" for the longer term by identifying opportunities for growth which could be taken forward to meet additional needs in the next local plan. A significant part of this long-term need is likely to be met in a future plan through the development of new settlements (see policy 7.6).

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166. The GNLPP therefore provides the strategic framework to give the clarity on where growth on Greater Norwich is sustainable ahead of the implementation of the new planning system the Government is promoting.⁵⁹

Employment Growth Needs

148-167. The NPPF requires local plans to set out an economic strategy.

149-168. Building on recent success in terms of the delivery of new jobs, the overall target for jobs growth is for an increase of 33,000 jobs from 2018 to 2038. This figure has been established through local trend-based evidence.⁶⁰

150-169. Providing the right sites in the right places for sectors with the greatest economic potential will support continued growth and a vibrant economy. Evidence⁶¹ shows that:

a. a range of sectors will drive economic and employment growth, many of which are within high value knowledge-intensive sectors that are increasingly important to the wider UK economy. Greater Norwich is home to several internationally recognised businesses and boasts a diverse property portfolio. Its increasingly entrepreneurial economy is underpinned by a strong foundation of academic and commercial research, making it well positioned nationally and internationally to compete for future business investment as part of the Cambridge Norwich Tech Corridor as well as continuing to grow its own business base;

b.a. growth potential is greatest in five high impact sectors identified in the Norfolk and Suffolk Economic Strategy⁶²: advanced manufacturing and engineering; agri-tech; energy; ICT/digital culture; and life sciences; and life sciences. Growth of these sectors will help Greater Norwich to play a key role nationally and internationally in assisting the transformation to a post-carbon economy⁶³.

c.b. the total amount of allocated and permitted employment land in 2018 is broadly more than enough to provide for expected and promoted growth, so the policy does not make significant additional allocations of employment land beyond those already identified in existing local plan documents.

151-170. This plan therefore allocates employment sites totalling around 360 hectares including key strategic employment land in Norwich City Centre, the Norwich Airport area, Rackheath, Broadland Business Park, Broadland Gate, Norwich Research Park (NRP), Wymondham/Hethel, Longwater and the Food Enterprise Park. These are set out in the Key Diagram and in policy 1. The strategic employment locations provide for growth of all the key sectors and are supported by good quality infrastructure and nearby housing, either existing or planned.

⁵⁹ Government consultations in autumn 2020 pointed to significant reforms to the planning system, including to the form and role of local plans, and strongly suggest that additional housing growth will be needed in the next review of the plan. As set out in paragraph 4, this plan is being progressed under transitional arrangements provided by government as part of the reforms.

⁶⁰ The East of England Forecast Model (EEFM)

⁶¹ The 2017 Greater Norwich Employment, Retail and Town Centres Study (the GVA study/the GVA study) and its 2020 addendum.

⁶² Available here Available here

⁶³ The emerging Local Industrial Strategy supports clean growth

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~~152-171.~~ Parts of the NRP have Enterprise Zone status with simplified planning rules, business rate discounts and superfast broadband designed to promote research-based business growth. The Food Enterprise Park has Food Enterprise Zone status and a Local Development Order on parts of the site to encourage and support food production, processing and agriculture through the co-location of commercial enterprises.

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~~153-172.~~ The key strategic sites contribute to the Cambridge Norwich Tech Corridor, supporting a globally significant axis between ~~the~~ Cambridge University ~~and~~ UEA/NRP ~~and their associated businesses~~. The Tech Corridor links to other significant growth corridors: London-Stansted-Cambridge and the Cambridge - Milton Keynes-Oxford Arc (CaMkOx).

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~~154-173.~~ Supporting and demonstrating a link to nationally significant growth corridors will assist in attracting inward investment and accessing funding opportunities as Government funding will be linked to the delivery of the Norfolk and Suffolk Economic Strategy and the emerging Local Industrial Strategy for Norfolk and Suffolk⁶⁴.

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~~155-174.~~ The ~~Greater Norwich Local Plan~~GNLP also allocates land and allows for additional windfall delivery of smaller scale sites to provide for jobs growth elsewhere in the urban area, towns and villages, providing local job opportunities and supporting small-scale businesses and a vibrant rural economy.

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Housing Growth Needs

~~157-176.~~ The existing commitment⁶⁵ of housing land at April ~~2019~~2020 is large and shapes the GNLP strategy. The existing allocations, including Site Allocation plans, Area Action Plans and Neighbourhood Plans, derive from the Joint Core Strategy (JCS). These allocations have been demonstrated to be sustainable and, except for later phases of some larger sites where delivery is unlikely before 2038, they are included in this strategy. This deliverable commitment, ~~along with the~~including uplift on existing allocations and homes delivered since the start of the plan period in April 2018, provides ~~82~~74% of the total housing growth identified in this plan to 2038.

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⁶⁴ [Draft Autumn 2019 available here](#)

⁶⁵ Housing Commitment is sites which are allocated or have permission for housing development

⁶⁶ [Detail available here](#)

⁶⁷ [Detail available here.](#) The GNLP is being produced using the 2014 household forecasts as the basis for establishing housing need as required by the guidance. Recognising that the 2018-based projections indicate that growth may be higher, there is a significant delivery buffer, a contingency site and the plan makes use of only a proportion of its projected windfall delivery as a windfall allowance.

projections is set out in row A of Table 6 below. This local housing need is the target against which land supply will be measured (see appendix 6).

158-178. To ensure the identified need can be met, it is normal practice to identify additional potential supply to buffer against under-delivery, typically around 10%. This plan includes a significantly larger buffer to provide the potential to accommodate higher growth rates as signalled both by the Government’s “Planning for the Future” consultation and by the 2018-based projections for Greater Norwich which are somewhat higher than the 2014-based projections. The potential growth indicated by the 2018-based projections would equate to the identification of around 5,000 additional homes. Table 6 below sets out how the resulting total housing figure from 2018 to 2038 for the GNLP has been established using the standard methodology and including a significant buffer to ensure delivery:

Table 6 Establishing the Plan’s total housing potential figure.

	Number of Homes	Explanation	
A	Local housing need (2018 to 2038)	40,541	The minimum local housing need figure has been identified using the Government’s standard methodology using 2014-based projections.
B	Delivery 2018/2019 and 2019/20	2,9385,240	The number of homes built in 2018/2019 and 2019/20 (including student accommodation and housing for the elderly).
C	Existing commitment (at April 2019/2020) to be delivered to 2038 (including uplift on allocated sites).	33,565 31,452	The existing commitment is the undelivered sites which are already allocated and/or permitted, with parts of or whole sites unlikely to be delivered by 2038 excluded. Uplifts on existing allocations are included here.
D	New allocations	7,84010,704	These are the homes to be provided on new sites currently proposed to be allocated through the GNLP (6,640 and 9,254), the South Norfolk Village Clusters Housing Sites Allocation Plan (1,200) and the Diss and area Neighbourhood Plan (250).
E	Homes delivered through policy 7.5	800	Policy 7.5 provides for delivery of 3 to 5 homes on small scale sites adjacent to settlement boundaries or on small sites within recognisable group of dwellings ⁶⁸ .
F	Windfall allowance	1,296	There is a limited reliance on windfall sites. Evidence provides an estimated 4,450

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⁶⁸ See policy 7.5 and appendix 7 for further information.

			homes resulting from windfall development during the remainder of the plan period ⁶⁹ . As windfall delivery is likely to remain robustly high it is appropriate to include a limited proportion as part of total potential delivery.
G = B + C + D + E + F	Total housing figure potential	44,343,492	Delivery. The total housing potential for the plan consists of delivery (B), commitments (C) and new allocations (D); homes delivered through policy 7.5 (E) and the windfall allowance (F). This currently provides a 9% buffer of 22% to cater for any the potential for higher growth rates. It also mitigates any risk of non-delivery of sites to ensure delivery of local housing need. The publication version of the plan will aim to provide a minimum 10% buffer (a minimum of a further 250 homes) which is likely to be provided through a combination of additional sites proposed through this consultation and contingency sites identified in this draft plan.

~~179. In line with the above figures, policy 1 provides for around 4449,500 new homes, with a 9% buffer to ensure. This is the total provision in the plan and is not the need or target against which land supply will be measured (see appendix 6). The residual annual target for the 18 years of the remainder of the period, taking account of delivery between 2018 and 2020, is 40,541 (Row A) minus 5,240 (Row B), divided by 18 which equals 1,961 per annum.~~

~~159-180. In addition to the existing commitment of 1,349 homes allocations in this plan, a minimum of 1,200 of these homes will be provided in village clusters in South Norfolk. Sites to provide these homes will be allocated in the South Norfolk Village Clusters Housing Site Allocations document, and 250 will be provided through allocations in the Diss and area Neighbourhood Plan. These 1,400 homes are included in the allocations in Row D.~~

~~Windfall developments~~

~~Windfall developments~~

~~160.1. To provide additional potential for flexibility to ensure housing delivery not counted in the above table. The policy supports appropriate windfall development, including sites in and adjacent to villages and small brownfield sites. Based on previous local trends, the likely scale of windfall development is in the region of 3,870 dwellings between 2018 and 2038. Demand will determine whether windfall development is instead of, or in addition to, allocated growth.~~

⁶⁹ The projection of delivery from windfall sites is based on the method used in the 5 Year Housing Land Supply Statement for Greater Norwich for the period beginning 1 April 2019, published on 5 February 2020.

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~~161. Policy 7.5 allows for limited further windfall development on very small sites of up to 3 dwellings in each parish during the plan period.~~

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~~162-181. A need can be met, a contingency site at Costessey for around 1,000-800 homes is included in this plan should this prove to be required due to low delivery of allocated housing sites. The settlement of Wymondham may also be considered for contingency sites to provide an additional 1,000 homes if required, though no specific sites have been identified at this time.~~

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182. Policy 7.5 also allows for limited further development on small sites of 3 homes in smaller parishes and 5 dwellings in larger parish during the plan period.

183. Windfall developments provide additional potential for housing delivery. Policy 1 supports appropriate windfall development, including sites in and adjacent to villages and small brownfield sites.

184. Based on previous local trends, the likely scale of windfall housing development is in the region of 4,450 dwellings in the remainder of the plan period to 2038. The table above shows that 30% of the estimated windfall delivery is counted as a windfall allowance. Demand will determine whether windfall development is instead of, or in addition to, allocated growth.

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~~163-185. The Government encourages authorities to consider higher levels of growth than that required to meet local housing need, particularly where there is the potential for significant economic growth. Our overall approach, including to windfalls and contingency and having a significant buffer, builds in flexibility to support higher than trend economic growth incorporating the Greater Norwich City Deal.~~

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186. It also sets us on the path to the higher housing numbers which recent projections and “Planning for the Future” indicate will be required locally to address affordability issues. This provides continuity between the current and future direction of travel in Government policy to provide more housing to address needs.

187. A significant element of any further growth required in the next plan under the new planning system will be at a new settlement or settlements (see policy 7.6).

The Growth Strategy

188. To ensure sustainable development, minimise carbon emissions, promote strong, resilient, inclusive and vibrant communities and meet other Government requirements set out in the NPPF, the strategy for the location of growth:

- a. Maximises brownfield development and regeneration opportunities, which are mainly in Norwich. The brownfield/greenfield split for new homes in the plan is

~~27%/73~~ around 22%/78%;

Note: At this stage uncertainty remains about a potentially key site at Carrow Works. The figure for additional homes in Norwich in policy 1 includes an allowance for 1,200 new homes at the site. This figure could be amended depending on circumstances, which may have an impact on the Publication (Regulation 19) version of the plan.

- ~~b.a.~~ Broadly follows the settlement hierarchy set out in policy 1 (the Norwich urban area; main towns; key service centres and village clusters) in terms of scales of growth as this reflects access to services and jobs;

- ~~c.a.~~ Focusses most of the growth in locations with the best access to jobs, services and existing and planned infrastructure in and around the Norwich urban area and the Cambridge Norwich Tech corridor;

- ~~d.a.~~ Focusses reasonable levels of growth in the main towns, key service centres and village clusters to support a vibrant rural economy. The approach to village clusters is innovative. It reflects the way people access services in rural areas and enhances social sustainability by promoting appropriate growth in smaller villages. It will support local services, whilst at the same time protecting the character of the villages.

- ~~e.a.~~ Allocates strategic scale housing sites (1,000 dwellings +) in accessible locations;

- ~~f.a.~~ Allocates a significant number of medium scale and smaller scale sites in the urban area, towns and villages, providing a balanced range of site types to allow for choice, assist delivery and allow smaller scale developers and builders into the market. Overall, 12% of the homes allocated through the plan are on sites of no larger than 1

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hectare, meeting national requirements⁷⁰. More small-scale housing developments will be provided by policy 7.5 and through windfall development;

g-a. Sets a minimum allocation size of 12-15 dwellings to ensure that a readily deliverable amount of affordable housing is provided on all allocated sites.

165-189. The strategy for the distribution of growth set in policy 1 takes account of the above principles, the scale of existing and deliverability of commitment and assessments of sites submitted to the GNLDP.

190. The authorities will continue to work together through the Greater Norwich Growth Board to ensure necessary infrastructure to support growth is delivered. The programme for delivery of key infrastructure will be set out in the Greater Norwich Infrastructure Plan.

The Settlement Hierarchy

166-191. Housing growth is distributed in line with the following settlement hierarchy:

i. The **Norwich urban area** which consists of **Norwich** and the built-up parts of the **fringe parishes** of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle.

ii. The **main towns** which are Aylsham, Diss (including part of Roydon), Long Stratton, Harleston and Wymondham.

iii. The **key service centres** which are Acle, Blofield, Brundall, Hetherset, Hingham, Loddon/Chedgrave, Poringland/Framingham Earl, Reepham and Wroxham.

iv. **Village clusters** which cover the remainder of the Greater Norwich Local Plan area.

167-192. Table 7 below sets out the amount and proportion of growth in the different settlement hierarchy areas established by the strategy and provides estimates for homes there will be in each area in 2038.

Table 7 Housing growth 2018 to 2038 (figures rounded)

Area	Homes 2018	Homes 2038 (and increase)	Increase %	% of total housing growth
Norwich urban area	106,100	136,669 (+30,569) 138,791	2931	6966

⁷⁰ Paragraph 68 a) of the NPPF requires plans to identify land to accommodate at least 10% of the housing requirement on sites of no larger than one hectare. The 12% figure is calculated from sites allocated through this plan. More small sites will be provided, including in the South Norfolk village clusters and as a result of policy 7.5. of this plan.

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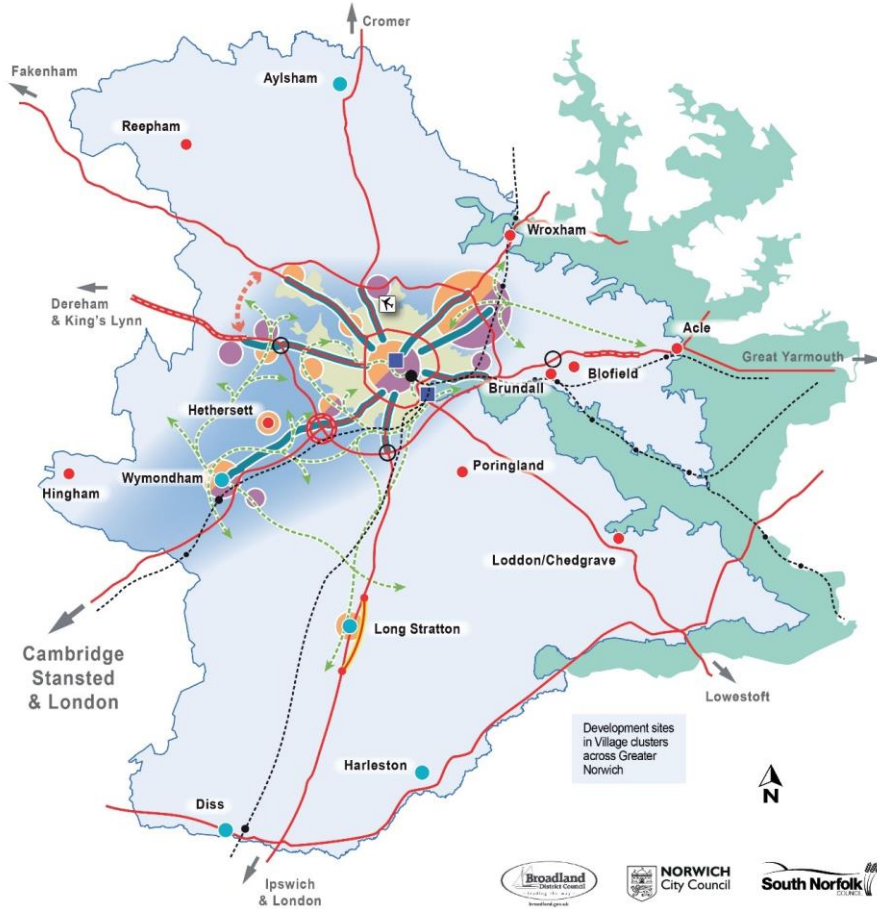
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196. Strategic local plans are required to include a Key Diagram which illustrates key elements of the strategy in the plan on an indicative map.

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KEY DIAGRAM



Key Diagram Draft November 2019

Key

- Area boundary
- Strategic growth area
- Broads Authority area (outside the GNLPA area)

Settlement Hierarchy

- Norwich urban area
- Main towns
- Key service centres
- Strategic housing growth & associated facilities
- Strategic employment sites
- Strategic regeneration areas
- Long Stratton bypass
- Western link road
- Road Investment Strategy (RIS) schemes
- Major junction improvements
- Strategic bus corridors
- Green infrastructure priority corridors supporting key growth locations
(Other green infrastructure opportunities throughout the area)
- A Roads
- Railways and stations
- Norwich Airport

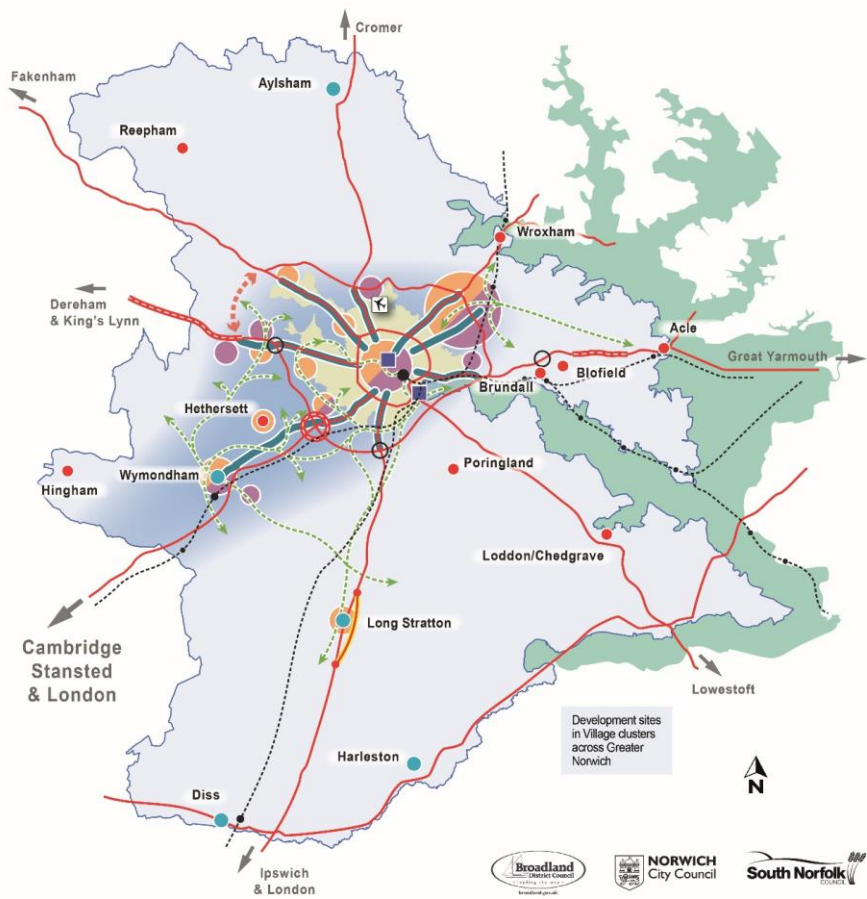
All remaining areas of Greater Norwich are part of a Village cluster.



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Key Diagram

- Key**
- Area boundary
 - Strategic growth area
 - Broads Authority area (outside the GNLP area)
- Settlement Hierarchy**
- Norwich urban area
 - Main towns
 - Key service centres
- All remaining areas of Greater Norwich are part of a Village cluster.
- Strategic housing growth & associated facilities
 - Key strategic employment sites
 - Strategic regeneration areas
 - Long Stratton bypass
 - Western link road
 - Road Investment Strategy (RIS) schemes
 - Major junction improvements
 - Strategic bus corridors
 - Green infrastructure priority corridors supporting key growth locations (Other green infrastructure opportunities throughout the area)
 - A Roads
 - Railways and stations
 - Norwich Airport

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197. Map 7 below provides further detail for housing by illustrating the location and scale of housing growth allocated through the plan across Greater Norwich.

Map 7 Housing Growth Locations

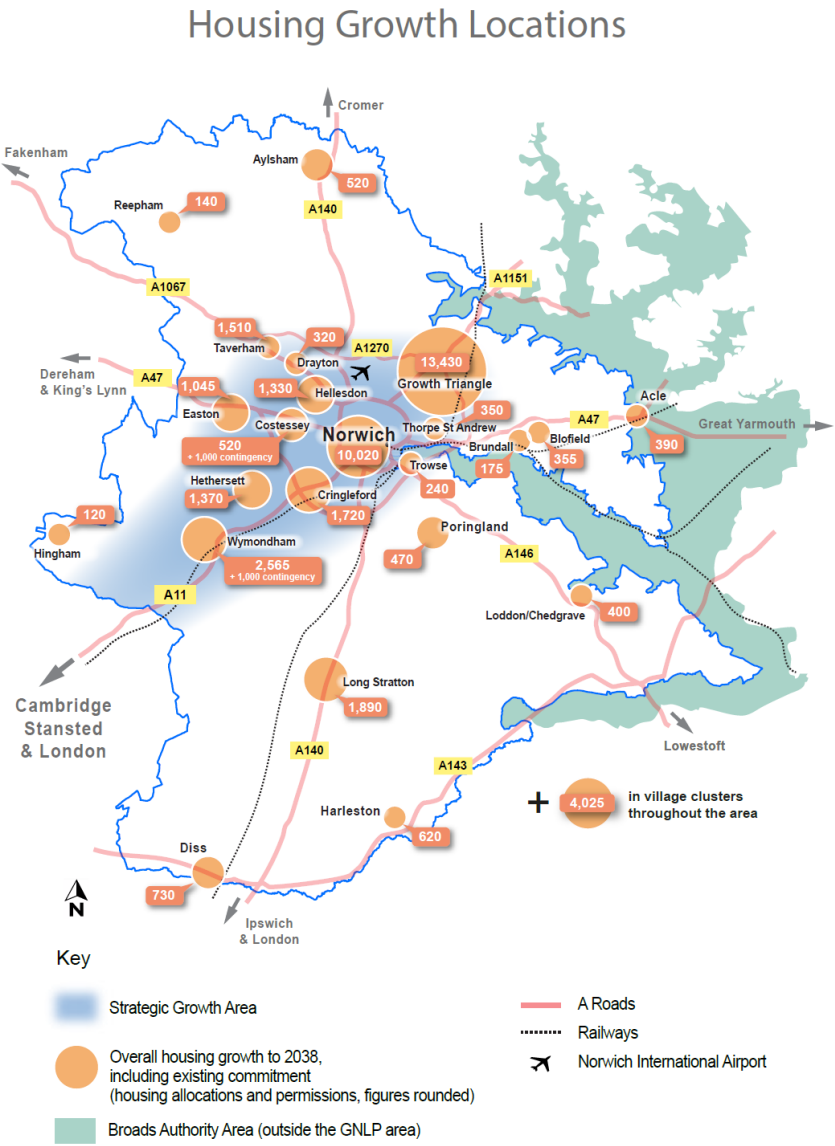
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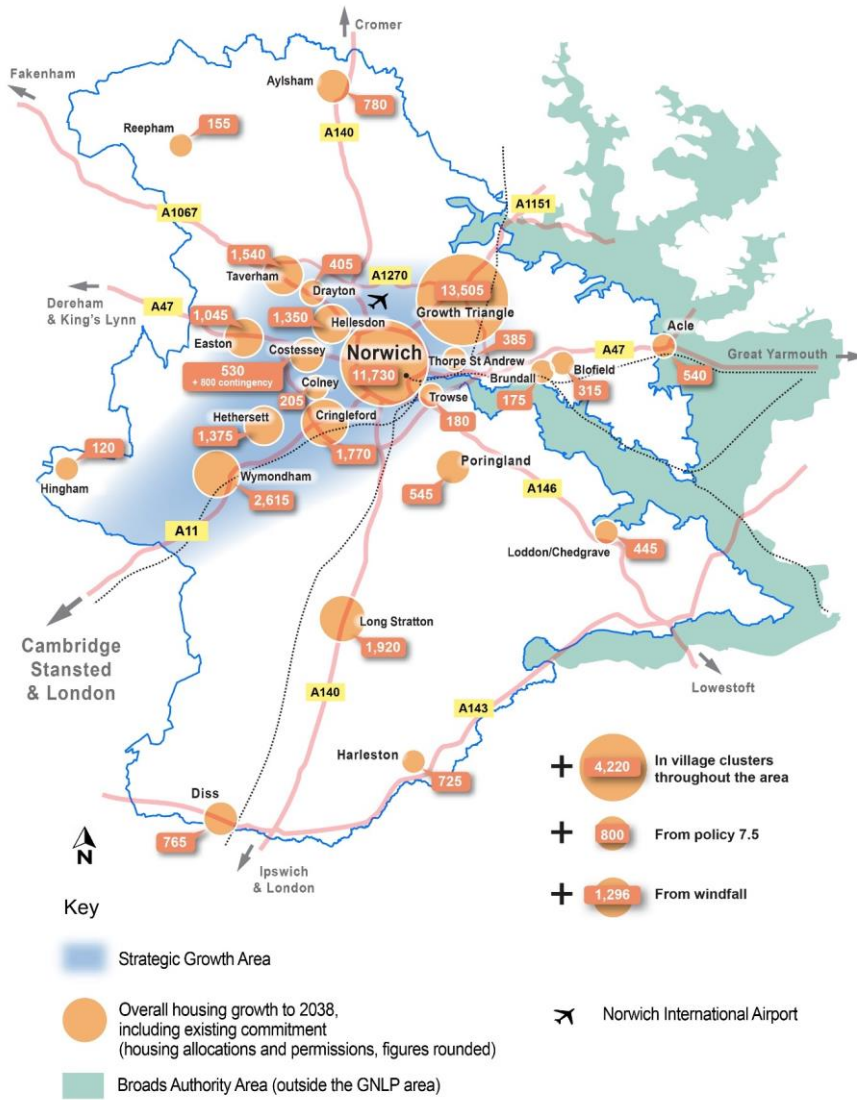
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Housing Growth Locations



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POLICY 1 – THE SUSTAINABLE GROWTH STRATEGY

POLICY 1 – THE SUSTAINABLE GROWTH STRATEGY

Sustainable development and inclusive growth are supported by delivery of the following between 2018 and 2038:

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- to meet the need for around 40,550 new homes, ~~sites are committed~~ provision is made⁷² for a minimum of ~~44,340~~49,492 new homes;
- to aid delivery of 33,000 additional jobs and support key economic sectors, around 360 hectares of employment land is allocated, and employment opportunities are promoted at the local level;
- supporting infrastructure will be provided in line with policies 2 and 4;
- environmental protection and enhancement measures including further improvements to the green infrastructure network will be delivered.

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The sustainable growth strategy is illustrated in the Key Diagram ~~on page 48~~.

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SETTLEMENT HIERARCHY

The settlement hierarchy is:

1. Norwich urban area (Norwich and Norwich Fringe⁷³)
 - 2-1. Main towns
 - 3-2. Key service centres
 - 4-3. Village clusters.

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Growth is distributed in line with the settlement hierarchy to provide good access to services, employment and infrastructure. It is provided through urban and rural regeneration, along with sustainable urban and village extensions.

Most of the housing, employment and infrastructure growth is focussed in the Strategic Growth Area illustrated on the Key Diagram. This includes Greater Norwich’s part of the Cambridge Norwich Tech Corridor, including the Norwich urban area, Hethersett and Wymondham and key strategic jobs sites at Hethel and the Norwich Research Park. Growth is also focussed in towns and villages to support vibrant rural communities.

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HOUSING

Housing commitments are located to meet the need for homes across the area, providing good access to services, facilities and jobs, supporting sustainable urban and rural living. Accordingly, housing commitments are distributed as follows:

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⁷² This includes existing allocated sites carried forward, new allocations made through the GNL~~P~~ and sites with planning consent ~~and allowances for delivery on small scale (from policy 7.5) and other windfall sites.~~

⁷³ The Norwich fringe is the built up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle.

Area	Existing deliverable commitment (including uplift and delivery 2018/19) and 2019/20)	New allocations	Total minimum deliverable housing commitment 2018 - 2038	
Norwich urban area	26,165,019	4,395,672	30,560,691	
The main towns of Wymondham, Aylsham, Diss (with part of Roydon), Harleston and Long Stratton	5,092,151	1,250,655	6,342,806	
The key service centres of Acle, Blofield, Brundall, Hetherset, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham	2,902,984	515,695	3,417,679	
Village clusters (see appendix 5 details of the clusters)	In the remaining parts of Broadland (see policy 7.4 and the GNLPSites Plan for specific sites)	995,146	Up to 480 ⁷⁴ 482	4,024,220
	In South Norfolk (see policy 7.4 and the South Norfolk Village Clusters Housing Site Allocations document Local Plan for specific allocations)	1,349,392	A minimum of 1,200	
Allocations Total	36,503,692	7,840,704	44,344,396	
Homes delivered though policy 7.5	NA		800	
Windfall allowance	NA		1,296	
Overall Total			49,492	

Policies 7.1 to 7.5 provide details on distribution and the Sites document provides individual site policies. Individual site policies for villages in South Norfolk will be in the South Norfolk Village Clusters Housing Site Allocations document Local Plan.

To provide choice and aid delivery of housing, proposals for additional “windfall” housing growth will be considered acceptable in principle at appropriate scales and locations where they would not have a negative impact on the character and scale of the settlement, and subject to other local plan policies:

1. Within settlement boundaries in accordance with the above settlement hierarchy;

⁷⁴ This figure is based on the higher potential Broadland village cluster site capacities set out in appendix 5 and the GNLPSites Plan

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2.1. Elsewhere in village clusters, subject to the requirements of policy 7.4.

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3.1. On sites of up to 3 to 5 dwellings in all parishes, subject to the requirements of policy 7.5.

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Plan review and five-year housing land supply

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This plan will be reviewed ~~5 years after adoption~~ **in line with the requirements on the new plan-making system**. Five-year housing land supply will be calculated across the whole of the three districts. The plan provides enough allocations to provide a five-year housing land supply on adoption⁷⁵.

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ECONOMY

Key Strategic employment locations in the Key Diagram are protected from other forms of development and will support both a broad range of employment and key economic sectors as set out in policy 6. The **key** strategic locations are:

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- Norwich city centre;
- the Norwich Airport area;
- Browick Interchange, Wymondham;
- Longwater;
- Rackheath;
- Broadland Business Park;
- Broadland Gate;
- Norwich Research Park;
- Hethel and
- The Food Enterprise Park at Easton/Honingham.

In addition, smaller scale employment sites are allocated in urban areas, towns and large villages to provide local job opportunities, supporting small businesses and vibrant urban and rural economies.

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INFRASTRUCTURE

The sustainable growth strategy will be supported by improvements to the transport system, green infrastructure and services.

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⁷⁵ This will be confirmed through the housing delivery ~~trajectories in the publication (Regulation 19) version of trajectory to be included as an appendix to the plan. As part of this draft plan (Regulation 18) consultation, we when it is taken to cabinets. We~~ have written to all of the site owners/agents for the preferred options and reasonable alternative housing sites. This is to require the site owners/agents to evidence ~~that when~~ their sites will deliver in ~~either the 0-5, 6-10 or final period of the plan to enable sites to be included in the publication version of the plan. Trajectories will be included in the publication version based on the feedback and for each site period.~~

Alternative approaches

Housing and job numbers

The local plan's **preferred option** is to support growth of around 33,000 new jobs and a minimum of around 40,540 new homes between 2018 and 2038. These figures are based on our evidence of employment growth needs and the use of the Government's standard methodology for assessing housing need. To ensure delivery, identified sites provide for a significant excess of land for employment and around 9% additional dwellings. Providing additional land as a buffer is a standard approach to ensure delivery. In addition, the plan provides significant flexibility with no phasing restriction on sites, the identification of contingency sites and the approach to future windfall development.

The **jobs targets** are derived from an analysis of "enhanced growth". An alternative would be to plan for lower levels of economic growth, but this is not consistent with local objectives and is not considered to be reasonable. Alternatively, the plan could adopt higher jobs targets but, as it already provides for enhanced growth and with current economic uncertainties, significantly higher targets are unlikely to be achievable. The over-allocation of land provides the flexibility to facilitate higher growth should it occur.

In the absence of any exceptional circumstances setting a lower **housing target** than derived from the Government's standard methodology would be inconsistent with the NPPF and is not considered to be a justifiable alternative. The NPPF does encourage a higher housing requirement to be considered. This is not the preferred alternative as evidence of delivery over the medium and longer term suggests that higher targets are unlikely to be achievable or deliverable. Setting a higher target than can be achieved undermines the plan-led system. However, if additional need and demand for housing materialises, it can be facilitated through the flexibility built into the local plan.

The plan could identify a smaller **delivery buffer** and/or include **windfall** development as part of the housing provision total. This is not the preferred alternative as it would reduce the chances of meeting housing need and would take away the flexibility that allows the plan to respond to changing circumstances. A larger delivery buffer might be considered. However, the preferred approach is considered to provide enough flexibility.

The Settlement Hierarchy and the distribution of housing

The preferred **settlement hierarchy** follows a typical approach reflecting materially different levels of service between different types of places. It is innovative in grouping all smaller villages and the countryside into village clusters. An alternative would be to revert to a similar approach to the existing local plans for the area with the separate identification of service villages, other villages and countryside.

This is not preferred as the Councils consider that a cluster approach better reflects the way people access services in rural areas and enhances social sustainability by facilitating higher levels of growth in small villages. Where individual settlements fit within the hierarchy could be reconsidered but the preferred categorisation best fits the evidence of service provision. The allocation of sites in the clusters in South Norfolk will be made through a separate plan.

The **distribution of development** in the plan tends to focus more growth higher up the hierarchy maximising the use of brownfield land and providing for urban extensions close to existing jobs, services and infrastructure. Within that general approach several alternative approaches can be identified for the

distribution of development. The consultation in early 2018 on Growth Options (see pages 31 to 35) identified six reasonable alternatives:

- Option 1—Concentration close to Norwich
- Option 2—Transport corridors
- Option 3—Supporting the Cambridge to Norwich Tech Corridor
- Option 4—Dispersal
- Option 5—Dispersal plus New Settlement
- Option 6—Dispersal plus Urban Growth

The preferred option in this plan combines concentration of most of the development in and around Norwich and on the Cambridge Norwich Tech Corridor, with an element of dispersal to villages to support thriving rural communities. Whilst detailed variations on this option may be reasonable, it is considered that the preferred approach provides the best balance across the range of objectives of the plan.

Review and Five Year Land Supply

The preferred option commits to **a review of the plan after 5 years**. As this is good planning practice to ensure that growth needs are met and is required by Government, a longer period is not considered to be a justifiable alternative. While a shorter review period could be reasonable, experience suggests it is unlikely to be achievable.

Government policy allows **5 year land supply to be calculated on a district wide basis, or across boundaries where local authorities work together**. While either could be considered, the preferred approach is to calculate the 5 year land supply across the whole of the three districts. This better reflects the single local plan and ongoing cooperation on delivery; the inter relationship of social and economic needs throughout the area; and the recognition that much of the area falls within a single core housing market area.

Economy

The identification of strategic **employment locations** highlights opportunities for large scale growth, helps prioritise infrastructure investment and maximises the existing strengths of the local economy. This is coupled with the promotion of local employment opportunities. No alternative approach is identified.

Infrastructure

New development must be supported by **additional infrastructure** of all kinds. Policies 1 and 4, along with appendix 1, set out the infrastructure requirements to serve the growth in Greater Norwich based on evidence in the Greater Norwich Local Plan Infrastructure Needs Report. This provides flexibility to allow for any changing needs over time, and no alternative approach is identified.

Consultation Questions for Policy 1—The Sustainable Growth Strategy

13. Do you agree with the proposed Settlement Hierarchy and the proposed distribution of housing within the hierarchy?
14. Do you support, object or wish to comment on the approach for housing numbers and delivery?
15. Do you support, object or wish to comment on the approach for the Economy?
16. Do you support, object or wish to comment on the approach to Review and Five Year Land Supply?
17. Do you support, object or wish to comment on the approach to Infrastructure?

POLICY 2 - SUSTAINABLE COMMUNITIES

Introduction

172-198. The Sustainable Communities policy is wide ranging. It aims to ensure that the design of development is high quality, contributes to the establishment and maintenance of resilient and inclusive communities, promotes low carbon development and helps to address climate change. It is a key strategic policy, covering many aspects of the vision and objectives of the plan. Together with policy 3, which focuses on the design of development reflecting local character and sense of place using local design guidance, the policy promotes well-designed places as required by section 12 of the NPPF.

173-199. The policy covers ten key social, economic and environmental issues which all developments must address through their design. These are set out in table 8 below. The table also references other relevant plan policies and supporting supplementary planning documents.

Table 8 - Key issues addressed by policy 2

Issue number in policy 2	Requirement and justification
1. Access to services and facilities	Developments are required to provide convenient, safe and sustainable access to new on-site services and facilities or to existing facilities as appropriate. This reduces the need to travel and provides local access to services and facilities, supporting their viability. <u>The provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling also helps to support healthy lifestyles. In this respect, regard should be had to Sport England's Active Design document.</u> Strategic infrastructure is provided for through policy 4.
2. New technologies	The policy requires development to <u>allow/make provision</u> for the delivery of new technologies. Such a strategic approach is important for economic growth and will have environmental and social benefits, <u>such as assisting in home working</u> . The policy encourages developers to work with service providers on the delivery of a broad range of existing, developing and future technologies, with broadband and mobile phone networks a current focus. Developers must therefore ensure broadband infrastructure is provided for new developments. To do this, they should register new sites with broadband infrastructure providers. The preference is that all residential developments over 10 dwellings and all employment developments will provide Fibre to the Premises (FTTP) for high connection speeds. For smaller schemes, the expectation is that FTTP will be provided where practical. Where this is not possible, then non-Next Generation Access (NGA) technologies that can provide speeds more than 24Mbps should be delivered. The policy also provides the basis for more detailed <u>development management policies or</u> supplementary planning documents for measures to support new technologies in times of rapid change, including <u>modern construction techniques</u> and the use of electric <u>and possibly hydrogen</u> vehicles.
3. Green infrastructure	Developments are required to provide on-site green infrastructure appropriate to their scale and location. The three main benefits of green infrastructure: biodiversity gain; the promotion of active travel and the reduction of flood risk,

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	are key NPPF priorities. On-site provision will link and contribute to the further development of an area-wide green infrastructure network, promoted through policies 3 and 4, which has now been in development in Greater Norwich for over a decade— <u>in accordance with the Greater Norwich Green Infrastructure Strategy and delivery plans, and other documents such as the River Wensum Strategy.</u>
4. Densities	In line with the NPPF, developments are required through this policy to make effective use of land. To do this, the policy establishes minimum <u>net densities</u> for different parts parts of the area. It requires higher densities in the most sustainable locations. These are mainly in Norwich and in the city centre where, dependent on design issues, high densities have and can be delivered. It also establishes a minimum density elsewhere to ensure the effective use of land. <u>In determining the appropriate density for a development, regard will need to be had to the type and size of housing; for example, a greater number of 1-bedroom properties can be accommodated compared to 5-bedroom properties.</u> The policy will be used with policy 3 which focuses on design creating a distinct sense of place and reflecting local character.
5. Landscape Local character (including landscape, townscape, townscape, heritage)	The NPPF requires local plans to recognise the intrinsic character and beauty of the countryside— <u>and respect local character and the historic environment.</u> Accordingly, the policy requires development to respect <u>landscape/local</u> character, based on existing and any future landscape, <u>townscape or historic</u> character assessments, and <u>protects/avoids harm to</u> locally valued landscapes <u>and the historic environment</u> from inappropriate development. It continues the well-established approach in Greater Norwich of having strong landscape protection policies. To do this, it provides the <u>continued</u> strategic policy basis for more detailed, location specific development management policies covering the strategic gaps and landscape settings including river valleys, undeveloped approaches to Norwich and the setting of the Broads. This is the most suitable approach to landscape protection locally given that Greater Norwich does not have the exceptional circumstances required by Government to establish a Green Belt.
6. Travel	The policy requires appropriate development to be designed to manage travel demand, promote active and sustainable travel and to ensure parking is addressed effectively. The design of development, as well as its location ⁷⁶ , and the local availability of services addressed in point 1 of this policy, play an important role in determining how much and how people travel. This is particularly the case on larger sites where good design can significantly influence travel habits. In addition, the policy requires sites to be designed to accommodate parking without impacting on the amenity of residents— <u>or over dominating the site.</u>
7. Inclusive and safe communities	In line with the NPPF, this element of the policy covers social aspects of the design of development. The requirement focuses firstly on ensuring services are accessible either within or from new developments. Secondly, the policy covers the creation and maintenance of resilient, safe and inclusive communities in which all members of society can interact. Thirdly, the design of development is required to promote healthy and active lifestyles.
8. Resource efficiency and pollution	This part of the policy covers a range of the environmental issues that new development must focus on, most of which have an impact on addressing climate change. <u>In terms of maintaining air quality, particular regard to this will be expected of developments within or near identified Air Quality Management</u>

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⁷⁶ Addressed through policy 1 of this plan.

	<p>Areas or main roads. Point 98 provides the strategic basis for any more detailed development management policies or detailed guidance on resource efficiency, pollution, overheating and ground conditions.</p>
<p>9. Water</p>	<p>Point 9 of the policy covers the range of issues related to water affecting new development, including flood risk, water quality, sustainable drainage (SUDS) and water efficiency. As evidenced by the Strategic Flood Risk Assessment, the great majority of development promoted through this plan avoids areas at risk of flood. Any mitigation required, mainly in parts of Norwich city centre and East Norwich, will come forward as part of specific developments and will be guided by the level 2 Strategic Flood Risk Assessment.</p> <p>Government policy expects local planning authorities to adopt proactive strategies to adapt to climate change, taking into account of water supply and demand considerations. It allows local plans to set a higher standard of water efficiency than the Building Regulations where evidence justifies it. For housing development, only the higher Building Regulations standard for water prescribed by Government (110 litres per person per day) can be applied through local plans and more demanding standards cannot be set. If the potential to set more demanding standards locally is established by the Government in the future, these will be applied in Greater Norwich. For non-housing development, broadly equivalent standards can be required using BREEAM assessments. In Greater Norwich, evidence and justification on the need for water efficiency measures includes:</p> <ul style="list-style-type: none"> • The Environment Agency (EA) has identified Greater Norwich as water stressed in its 'Water Stress Area Final Classification (2013), the primary source of evidence which supports a tighter water efficiency standard; • The need for water efficiency is particularly significant in Greater Norwich given its proximity to internationally protected water environments, including the River Wensum and the Broads; • Anglian Water's strategic approach⁷⁷ to providing water supplies to meet growth needs includes a major focus on water efficiency measures; • The Norfolk Strategic Planning Framework and the key relevant organisations, the Environment Agency and Natural England, all support retaining this approach which has been in place in Greater Norwich since 2011; • The cost of such a policy, implemented using water efficient fixtures and fittings, is negligible⁷⁸. It can be easily achieved through a flexible variety of measures to suit different types of homes and buildings. The cheapest approach is the use of water efficient fixtures and fittings. Solutions can also include the use of greywater recycling and rainwater capture. It will have no effect on development viability and will lead to financial savings for householders and users of other developments, along with carbon emissions reductions. <p>Implementation of the standards for water efficiency will be supported by an updated advice note.</p>

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⁷⁷ [Anglian Water Revised Draft Water Resources Management Plan 2019](#) Anglian Water - Water Resources Management Plan December 2019.

⁷⁸ Estimated by the Government at £6-9 per dwelling ([The Housing Standards Review](#), 2014)

<p>10. Energy</p>	<p>Point 110 of the policy requires development to be designed and orientated to minimise energy use, an easily achievable and cost-effective means of promoting low carbon development. It also supports decarbonised energy supplies locally by promoting <u>measures such as</u> decentralised, renewable and low carbon energy generation, <u>co-locating potential heat customer and suppliers</u>, and battery storage, as well as energy efficiency in new developments.</p> <p>This approach to energy in new developments is required as:</p> <ul style="list-style-type: none"> • Evidence⁷⁹ shows that a positive approach to promoting energy efficiency and locally generated sustainable sources of energy, as well as promotion of the use of battery storage, is required to address local energy network capacity constraints and to ensure the timely delivery of growth; • The NPPF requires a positive approach to be taken to promoting energy efficiency. In doing so, policy 2 anticipates the Government’s “Future Homes Standard” currently scheduled to be introduced by 2025, which will require all new build homes to have low carbon heating and high levels of energy efficiency. When the Government implements the Future Homes Standard it will strengthen <u>(or replace)</u> the GNLPP policy approach by providing further measures. The NPPF also requires a positive approach to large scale renewable energy generation except for onshore wind energy development. No suitable sites for onshore wind energy development have been submitted to the GNLPP. The best ways to display local support, as required by the NPPF, for onshore wind energy are through a neighbourhood plan which requires a local referendum or through any other future local plan documents which may consider suitable sites⁸⁰; • The LEP strategy ⁸¹ identifies energy as one of five high impact sectors with the potential for growth; • Policy 2 makes necessary updates to existing development management policies to address the above. <p>Policy 2 therefore establishes standards for energy efficiency in new housing and non-housing development. <u>Further if required, further</u> detail on how this will be achieved will be set out in a future Energy Policy Implementation Note or SPD. This approach is deliberately flexible as:</p> <ul style="list-style-type: none"> • The defined standards are not prescriptive. They allow for either a “fabric first” approach to reducing energy use, which on many types of site tends to be cheaper, or the use of on-site sustainable energy, or a mixture of both; • Implementation notes or SPDs can be amended to reflect rapid changes technologies and other changes of circumstance such as changes to national policy, such as Government’s indication through a ministerial statement that national policy will change in 2025 to prevent the use of fossil fuels to heat new homes.
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⁷⁹ [The Greater Norwich Energy Infrastructure Study \(March 2019\)](#), [The Greater Norwich Energy Infrastructure Study \(March 2019\)](#)

⁸⁰ [Neighbourhood Plans proposing wind turbine development in South Norfolk should take account of its Wind Turbine Landscape Sensitivity Study](#)

⁸¹ [New Anglia Local Enterprise Partnership's Norfolk and Suffolk Economic Strategy](#)

Evidence shows the policy is viable⁸². Investment in energy efficiency in new development will have the significant additional benefits of reducing energy costs for the users of new development, as well as carbon savings.

The policy also requires larger developments (100 dwellings plus or 10,000 square metres plus for non-residential development) to maximise opportunities for the use of sustainable local energy networks. This requirement is also set in line with the recommendations of the Greater Norwich Energy Infrastructure Study.

The study sets out that there are likely to be constraints on the electricity grid and recommends ways to avoid or reduce the costs of improved network connection which are relevant to all larger sites, and to those sites affected by grid constraints named in appendix 1. Measures to implement point 6 of the policy, to be evidenced on a site by site basis through the Sustainability Statement, could include:

- Semi-islanded approaches including high levels of on-site, renewable or low carbon generation and batteries;
- Demand side responses, where on-site generation could be turned up or load reduced in response to network signals;
- Investment in infrastructure delivered through an Energy Services Company, which can then provide a steady revenue stream for those involved.

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Implementation

^{174-200.} The policy will be implemented through:

- **Major developments⁸³ being required to submit a Sustainability Statement.** This will be supported by supplementary planning guidance. The purpose of the statement is to show, on a site by site basis, how the varied aspects of the policy are addressed. The policy [references use of the National Design Guide \(and any subsequent related publications\) to ensure good urban design and encourages](#), but does not require, the use of the Building for a Healthy Life ~~12~~¹²⁸⁴ design tool, or any equivalents or future successors. This provides flexibility in how applicants produce their sustainability statements for housing developments. The policy also encourages master planning using a community engagement process on larger sites (200 dwellings plus or 20,000 square metres for non-residential development) and requires it on sites of 500 dwellings plus or 50,000 square metres. The purpose of this is to promote effective community engagement in the design of larger schemes. It also includes a requirement for Health Impact Assessments for specific types of development to show how health care needs will be provided for.

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⁸² [GNLP Viability Assessment \(NPS, September 2019\)](#) [GNLP Viability Assessment \(NPS, September 2019\) – updates will inform the cabinet version of the plan in January 2021](#)

⁸³ Major developments are 10 dwellings or more, 1,000 square metres of floor space or 1 hectare or more of land.

⁸⁴ [The Government approved Building for Life 12 standard for well designed homes is available here.](#) [The Homes England and NHS England approved Building for a Healthy Life urban design tool is available here.](#)

- **Housing developments of 100 dwellings or more being required to submit a Delivery Statement.** This statement is aimed at supporting timely delivery of development, a priority for this plan. It requires developers to set out the timing of the delivery of developments in their statements accompanying planning applications. Where delivery does not happen, it enables the local authorities to consider the use of legal powers to promote delivery, including compulsory purchase.
- **All minor developments also being subject to the policy's requirements.** This will be assessed on a case by case basis, taking ~~into account of~~ site characteristics and proposed uses. Minor developments are not required to submit a Sustainability Statement. This is in line with the threshold for national requirements for Design and Access statements for major developments only and ensures that planning application submission requirements are proportionate;
- **Existing development management policies,** which ~~will be updated in due course, which~~ detail some policy aspects such as the locations of areas protected from inappropriate development under landscape policies.
- **Supplementary Planning Documents and guidance** (see table above).

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POLICY 2 – SUSTAINABLE COMMUNITIES

POLICY 2 – SUSTAINABLE COMMUNITIES

Development must be high quality, contributing to delivering inclusive growth in mixed, resilient and sustainable communities, to enhancing the environment, and to mitigating and adapting to climate change, assisting in meeting national greenhouse gas emissions targets⁸⁵. To achieve this, development proposals are required, as appropriate, to:

1. Ensure safe, convenient and sustainable access to on-site and local services and facilities including schools, health care, shops, recreation/ leisure/community/faith facilities and libraries;
2. ~~Allow~~ Make provision for delivery of new and changing technologies (including broadband, fibre optic networks, telecommunications, construction methods, and electric vehicles);
3. Contribute to multi-functional green infrastructure links, including through landscaping, to make best use of site characteristics and integrate into the surroundings, having regard to relevant green infrastructure strategies and delivery plans;
4. Make efficient use of land with densities dependent on site characteristics, with higher densities and car free housing in the most sustainably accessible locations in Norwich. Indicative minimum net densities are 25 dwellings per hectare across the plan area and 40 in Norwich⁸⁶.
5. Respect, protect and enhance landscape/local character, and aesthetic quality (including landscape, townscape, and the historic environment), taking account of landscape or historic character assessments or equivalent documents, design guides and codes, and maintain strategic gaps and landscape settings, including river valleys, undeveloped approaches and the character and setting of the Broads;
6. Provide safe and suitable access for all users, manage travel demand and promote public transport and active travel within a clearly legible public realm including public art where appropriate, with layouts that encourage walking and cycling, whilst also integrating parking in a manner that does not dominate the streetscape and providing a high standard of amenity through planting and the careful choice of materials;
7. Create inclusive, resilient and safe communities in which people of all ages have good access to services and local job opportunities, can interact socially, be independent and have the opportunity for healthy and active lifestyles;
8. Be resource efficient, support sustainable waste management, reduce overheating, protect air quality, minimise pollution and take account of ground conditions;
9. Minimise flood risk, including support efficient water management. Flood risk should be minimised, including avoiding inappropriate development in areas at significant risk of flooding, reducing the causes and impacts of flooding, supporting a catchment approach to water management and using sustainable drainage. Development must also protect water quality, both surface and groundwater, and be water efficient. To achieve the latter:

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⁸⁵ [The 2019 national target is to bring all greenhouse gas emissions to net zero by 2050](#)

⁸⁶ The indicative densities are inter-related with local design issues (see policy 3). Higher densities are encouraged in and close to defined district and town centres, and in particular in the city centre.

¹¹ Health Impact Assessments are required for allocated sites of 500 dwellings plus, for non-allocated housing sites of 100 dwellings plus and for any housing proposal with a significant amount of housing for the elderly to show how the health care infrastructure needs of the new development are provided for.

- o Housing development will meet the Building Regulations part G (amended 2016) water efficiency higher optional standard;
- o Non-housing development will meet the BREEAM “Very Good” water efficiency standard, or any equivalent successor;

If the potential to set more demanding standards locally is established by the Government ~~up to 2038~~, the highest potential standard will be applied in Greater Norwich.

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10. Minimise energy demand through the design and orientation of development and maximise the use of sustainable energy, local energy networks and battery storage to assist growth delivery. This will include:

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- o All new development will provide a 2019% reduction against Part L of the 2013 Building Regulations (amended 2016);
- o Appropriate non-housing development of 500 square metres or above will meet the BREEAM “Very Good” energy efficiency standard, or any equivalent successor;

except where a lower provision is justified because the requirement would make the development unviable.

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Proposals for free standing decentralised, renewable and/or low carbon energy networks, except for wind energy schemes, will be supported subject the acceptability of wider impacts.

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Wind energy schemes will be supported where the proposal is in a suitable area as identified in a neighbourhood plan or other local plan documents or has been demonstrated to have the support of the local community.

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To assist this broad-based approach:

- Planning applications for major developments will be required to be accompanied by a Sustainability Statement (including Health Impact Assessments as appropriate)⁸⁷ showing how development will support the above requirements, with housing development taking account of the National Design Guide (and any subsequent related publications) and optionally making use of tools such as Building for a Healthy Life 12 (or any successor). Other developments will meet the policy requirements as appropriate dependent on site characteristics and proposed uses. Flood risk assessments will be provided separately as required by Government guidance.
- Master-planning using a recognised community engagement process will be encouraged on larger sites and required particularly for proposed developments of 200 dwellings or 20,000 square metres plus.
- Delivery plans are required with planning applications for 100 dwellings plus to set out the timing of the delivery of developments. Where delivery cannot be demonstrated to be in accordance with agreed delivery plans for individual sites, the authorities may make use, where necessary, of their legal powers to bring about strategically significant development, including compulsory purchase. In considering the use of such powers regard will be had to any change of circumstances that might affect delivery, particularly economic factors.

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⁸⁷ Health Impact Assessments are required for allocated sites of 500 dwellings plus, for non-allocated housing sites of 100 dwellings plus and for any housing proposal with a significant amount of housing for the elderly to show how the health care infrastructure needs of the new development are provided for.

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4.iv. Potential applicants for planning permission for major developments are advised to contact Anglian Water Services in the early stages of producing a development scheme in order to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network. The provision of capacity could affect the timing of development. In locations where there are known to be capacity issues the local authority will expect this engagement to have taken place and for it to be demonstrated that adequate capacity will be available to serve the development (see Appendix 1 Infrastructure Requirements for currently known locations with capacity issues).

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Alternative approaches

The draft policy contains criteria covering economic, environmental, and social imperatives for development that aid the creation of **sustainable communities**. The requirements are typical considerations for development proposals. While the policy sets out the preferred approach there may be other justifiable alternatives to the detail of the approach.

The preferred approach establishes the requirement for a **sustainability statement** to accompany planning applications for major developments and masterplans for large developments, to improve the quality of development and ensure that key NPPF priorities are implemented locally. Not requiring such a statement, or modifying its content, could be considered but would make the delivery of sustainable development more challenging.

The justification for the approach to **water** is wholly compelling. Anglian Water recommends that new development should achieve water neutrality, so that the predicted increase in total water demand due to the development is offset by reducing the demand in the existing community. While water neutrality could be justified, at present, Government policy clearly states that it cannot be made a local plan requirement. Due to the significance of the issue locally, the policy establishes the intention to set more demanding standards if Government changes its policy approach.

The evidence and justification establish a clear need to set a **local energy efficiency policy** which goes beyond 2013 Building Regulations. The estimated cost of the preferred option for energy, at between £2,000 and £7,000 per dwelling depends on the approach taken to addressing the policy taken on a site by site basis, is viable. As such, it provides a challenging but achievable requirement.

It is not possible to set a greater percentage requirement for energy efficiency than 20%, or to require a stepped approach to require all development to be carbon neutral by a specific date. Since the cost of this for housing development is likely to be at least £15,000 per dwelling, viability testing has concluded that such an approach could not be taken in Greater Norwich, so is not a justified alternative. If the Government enacts the planned changes to Building Regulations, or forms of policy to implement the Future Homes Standard, this policy approach will be strengthened.

Consultation Questions for Policy 2 – Sustainable communities

18. Do you support, object or have any comments relating to the preferred approach to sustainable communities including the requirement for a sustainability statement?
19. Do you support, object or have any comments relating to the specific requirements of the policy.

~~Consultation responses are welcomed on the likely cost of implementing the proposed energy policy approach locally.~~

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POLICY 3 – ENVIRONMENTAL PROTECTION AND ENHANCEMENT

The Built and Historic Environment

~~175-201.~~ The National Planning Policy Framework states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

~~176-202.~~ The Greater Norwich area has numerous heritage assets. Consequently, the historic environment is central to the character and quality of life of the Greater Norwich area and is a significant factor in its economic success through encouraging tourism and inward investment. Conserving and enhancing the historic environment will continue to reinforce what makes Greater Norwich an attractive place to live in, work and visit.

~~177-203.~~ As well as the historic assets that are easily visible, there are also those that are hidden below ground. As a long settled and productive area, Greater Norwich ~~also~~ has a significant archaeological heritage which development can help to reveal.

~~178-204.~~ As such, it is important to recognise that the historic character of the area is made up of a multitude of ~~historic~~ heritage assets. Individually, some may be more important than others, but even the lesser ones are important in contributing to overall character and quality. All the different elements of the historic environment need to be taken into consideration and conserved and enhanced where possible as part of the development of the area. Guidance for this can be obtained through a wide range of existing resources, such as landscape character assessments, conservation area appraisals, listed building and scheduled ancient monuments information and archaeological records; but it is usually necessary to undertake a heritage impact assessment in accordance with guidelines produced by Historic England and local validation requirements to understand the impact of a proposal on the significance of a heritage asset. This would include the impact of development on the setting of a heritage asset, which can contribute to its significance, and can be undermined by proposals that have substantial mass or height that contrasts with neighbouring historic buildings and the wider area.

~~179-205.~~ The strategic approach to heritage is first to consider the potential location of development, for example does the location itself “fit” well in relation to adjoining settlements, and does it avoid intruding in important views of historic assets? This is addressed through the growth strategy set out in policy 1.

~~180-206.~~ Following from this, the design of the development needs to respect the historic environment, be appropriate to its setting, seek to enhance the locality and provide measures to further the understanding of local heritage issues. Development should therefore draw upon existing historic character to lead to more positive change in the built and historic environment.

~~181-207.~~ In certain cases, an element of harm to the historic environment resulting from development ~~is unavoidable. The policy therefore requires such harm to be minimised. Where such harm is identified, its level should be weighed against public benefits in decision making may be unavoidable: but this will only be justified if the benefits of the development outweigh the~~

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~~harm, and the harm is kept to a minimum, taking into account the relative importance of the heritage assets in accordance with national policy.~~

~~182-208. The policy also includes a flexible approach to the use of historic assets to achieve their retention whilst retaining their historic significance, and in this respect particular encouragement will be given to proposals for restoring those assets that are at risk of being lost. Historic significance potentially covers a broad range of issues such as artistic, aesthetic, architectural, cultural and social considerations.~~

~~209. The Greater Norwich Green Infrastructure Study provides information on designated Historic Environment assets in relation to green infrastructure provision (see paragraph 223 below).~~

~~The Natural Environment~~

~~183-210. Reflecting the Government's 25 Year Environment Plan, the NPPF places great weight on protecting and enhancing Greater Norwich's rich natural environment. It seeks to ensure that development not only avoids harm to natural environmental assets, but also encourages a local plan policy approach which actively protects, promotes and enhances biodiversity, so that development results in biodiversity net gain.~~

~~184-211. A key means of achieving biodiversity net gain is through the NPPF requirement that local plans take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. The development of a multi-functional green infrastructure network was formalised locally through the Joint Core Strategy in 2011. It is essential that the network continues to be protected and developed further into the long-term as green infrastructure aims to link fragmented habitats, allowing the movement of species and supporting biodiversity gain. It also has other benefits such as reducing flood risk and promoting active travel.~~

~~185-212. Tools such as the Defra biodiversity metric should be used to demonstrate the expected biodiversity net gain that will be achieved through development. A holistic approach to biodiversity gain should provide a range of biodiversity improvements.~~

~~186. The Environment Bill is currently being considered by Parliament. If implemented as it is currently intended, it will make biodiversity net gain mandatory for all development above specified threshold sizes. If this happens, the policy will be amended in the submission plan to reflect this.~~

~~213. An interim Securing measurable gains for biodiversity is a national policy requirement and this is reflected in this policy. Any such gain needs to be significant in order to be credible which is why the policy requires a gain of at least 10% greater than the existing situation.~~

~~187-214. A Habitats Regulations Assessment (HRA)⁸⁸ has been published produced for the plan. It identifies in detail how internationally designated ecological habitats and wildlife sites in the wider area, including areas in the Broads and on the Norfolk coast, would potentially~~

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⁸⁸ Interim Habitats Regulations Assessment of Greater Norwich Local Plan Issues and Options stage, The Landscape Partnership, 2017

be impacted by recreational pressures likely to be generated by growth in Greater Norwich. The policy therefore sets a requirement that development mitigates impact on sites protected under the Habitats Regulations Directive.

~~188-215.~~ The HRA identifies a range of mitigation measures to alleviate additional recreational pressure from additional growth planned in the Greater Norwich Local Plan. These include interventions at the sites themselves, providing suitable alternative natural green space (known as SANGS) and the implementation of a wider programme of green infrastructure improvements.

~~189-216.~~ The HRA provides further information on SANGS, stating that this could take the form of a new country park containing woodland and waterbodies. This would be in addition to the new country park facilities which are already planned for the Growth Triangle.

~~190-217.~~ The Joint Core Strategy identified the potential to create a new country park at Bawburgh Lakes to the west of Norwich. It would complement the existing country park to the east of the city at Whitlingham, with the parks linked by the Yare Valley green corridor. Its establishment remains desirable. However, the policy is not site specific as other opportunities, ~~such as a potential country park in woodland to the north west of Horsford,~~ may be identified either through local green infrastructure strategies or through other means. ~~New~~For example, there are proposals being brought forward to the north-west of Horsford and new small-scale country parks, such as at Ladybelt Country Park in East Carleton, can provide valuable additional green infrastructure⁸⁹.

~~191-218.~~ A Norfolk-wide study, the Green infrastructure and Recreational Impact Avoidance and Mitigation Strategy⁹⁰, has been ~~commissioned. The results of undertaken and has informed this will inform Plan, including the final approach to mitigation taken in avoiding and mitigating the submission version of this plan.~~ The emerging evidence indicates that a specific tariff will be required as part of our mitigation strategy for internationally potential impacts on the most important protected wildlife sites, along with a contribution (identified under the HRA Directive) that might arise from visitor pressure related to informal open spaces. ~~new housing developments. This sets out a two-pronged approach to avoidance and mitigation of impacts.~~

~~219. The draft~~Firstly, it seeks to avoid impacts on the protected sites through the provision of sufficient and suitable informal recreational greenspace elsewhere to reduce the number of visits to the protected sites. The Greater Norwich authorities currently have different informal recreational requirements on development set out in their Development Management policies local plans. These will continue to apply. The suitability of such greenspace will depend on a number of factors, including the size of the area, its accessibility and its quality, which together provide its attractiveness to users. However, as a guide and in order to ensure that adequate provision is made to reduce the impacts on the protected sites, this policy requires a minimum of 2 hectares per 1,000 population of suitable informal recreational greenspace to be provided by a residential development. This figure has regard to the existing local standards, Natural England's Accessible Natural Greenspace standard and the Fields in

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⁸⁹ Additional opportunities for the establishment of country parks to provide mitigation, such as at Houghen Plantation in Horsford, will also be progressed so that specific proposals are included in the Regulation 19 version of this plan.

⁹⁰ Available here

Trust informal recreational space standard. In addition, the provision of the greenspace should reflect the standards set out in Natural England's Accessible Natural Greenspace standard.

220. Secondly, a contribution of around £205 (plus allowance for inflation) from each new home is to be made towards direct mitigation measures on the protected sites.

192-221. The Norfolk Strategic Planning Framework includes county-wide policy objectives on environmental protection, landscape protection and biodiversity. Work supporting the emerging NSPF includes a county-wide green infrastructure network map which provides the basis for more detailed mapping to support and inform local plans, including the GNLP. The updated green corridors map for Greater Norwich, including links to neighbouring areas, is in map 2 maps 8 A and B below.

222. The Greater Norwich Green Infrastructure Study⁹¹ outlines the existing green infrastructure, biodiversity and designated Historic Environment assets for housing allocations within the area. It gives general comments about opportunities for potential enhancements of green infrastructure related to the allocations. Whilst this not intended to replace detailed site survey and design work, it is intended to assist the Development Management process.

193-223. The policy therefore builds on the success of the JCS to ensure both continued long-term development of the green infrastructure network and that visitor pressure issues on HRA designated sites are addressed. Dependent on changes to Government policy, it is likely that it will be strengthened in the Publication version of the plan to require biodiversity net gain. are addressed.

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⁹¹ [Available here](#)

Map 88A Green Infrastructure (GI) Corridors ~~(overleaf)~~

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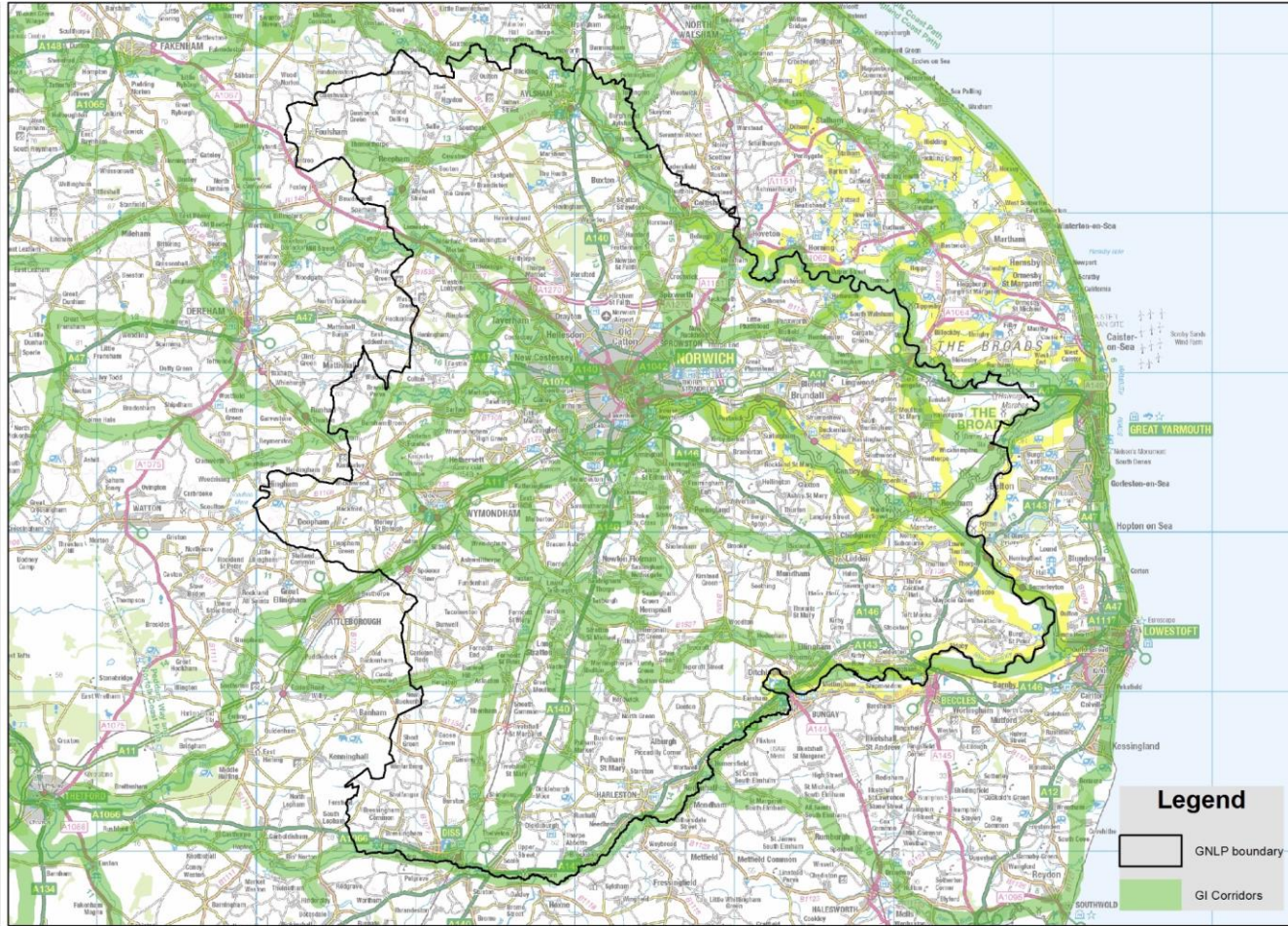
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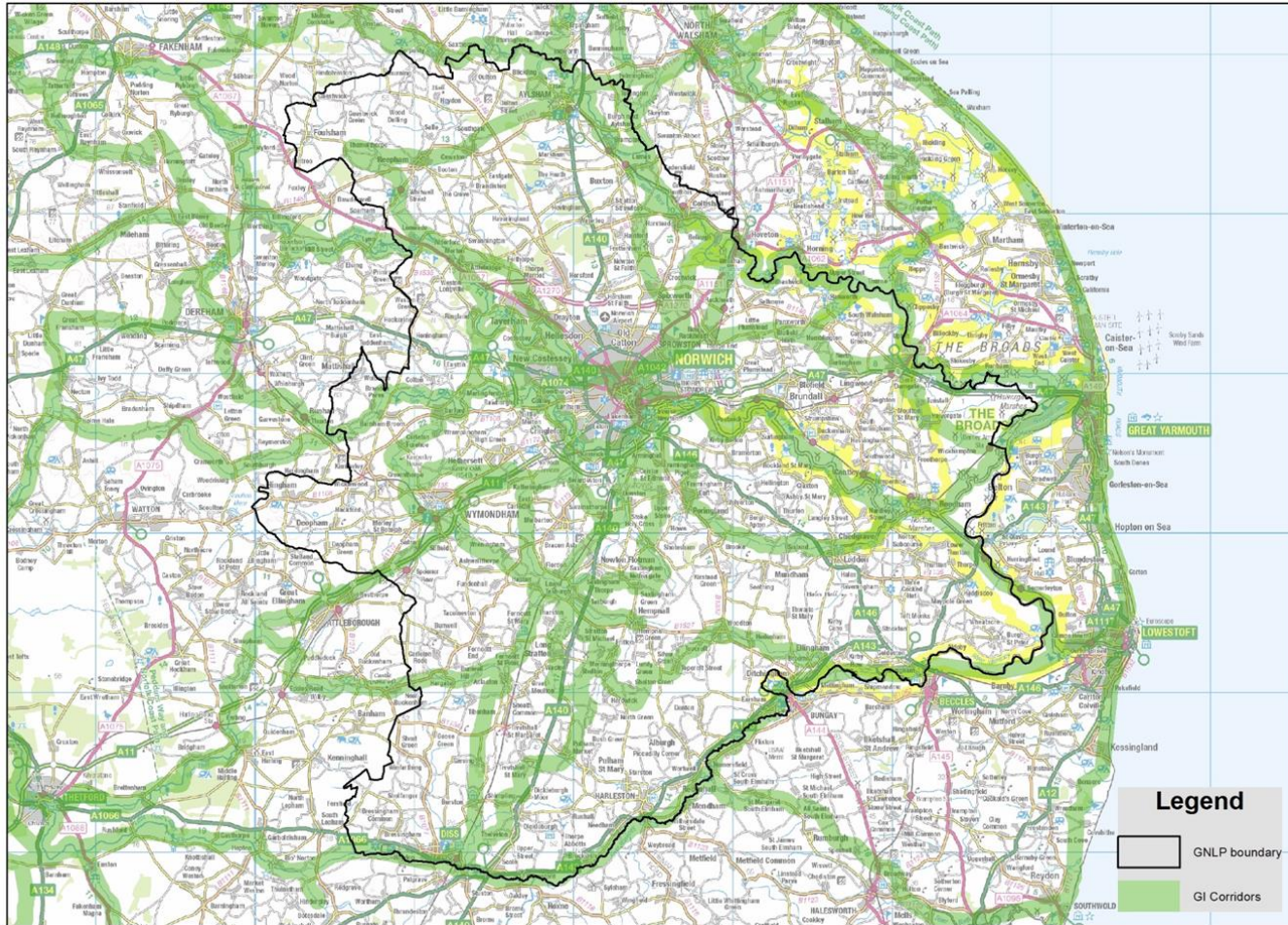
GNLP Corridors



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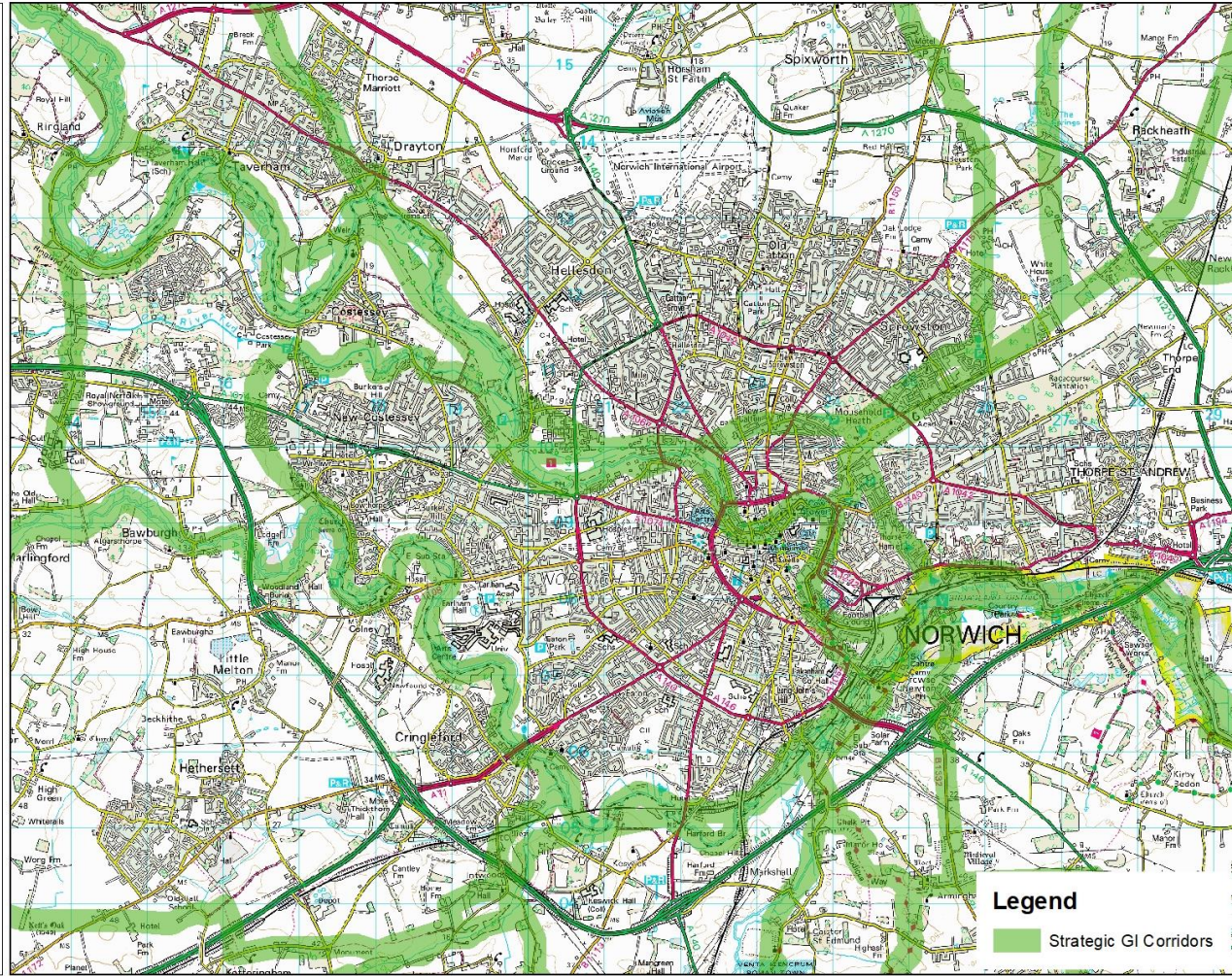
-  GNLP boundary
-  GI Corridors

GNLP Corridors



| Map 8B GI Corridors in the Norwich Urban Area

GNLP Corridors



POLICY 3 – ENVIRONMENTAL PROTECTION AND ENHANCEMENT

POLICY 3 – ENVIRONMENTAL PROTECTION AND ENHANCEMENT

The Built and Historic Environment

The development strategy of the plan and the sites proposed for development reflect the area’s settlement structure of the city, towns and villages, retaining the separate identities of individual settlements.

Development proposals will be required to conserve and enhance the built and historic environment through:

- being designed to create a distinct sense of place and enhance local character taking account of local design ~~guidance~~ and other guidance, undertaking a heritage impact assessment if significant impacts might arise, and providing measures such as heritage interpretation to further the understanding of local heritage issues;
- avoiding harm to designated and non-designated heritage assets and historic character, ~~and minimising harm if this is not possible~~ unless there are overriding benefits from the development that outweigh that harm or loss and the harm has been minimised;
- providing a continued or new use for heritage assets whilst retaining their historic significance.

~~Greater levels of protection~~ In applying the above, regard will be provided according given to the statutory status and quality level of importance, of the built and historic heritage asset.

The Natural Environment

Development proposals will be required to conserve and enhance the natural environment. ~~Key elements of the natural environment include- (including valued landscapes, biodiversity including priority habitats, networks and species, ancient trees and woodlands, geodiversity, high quality agricultural land and soils-~~ Greater levels of protection will be provided according to the statutory status and quality of the natural asset-) through:

~~Development should deliver biodiversity net gain wherever possible.~~

- ~~To enhance the natural capital of Greater Norwich, the~~ being designed to respect and retain, and add to, natural assets and connections between them which form the Green Infrastructure Network illustrated in map 8 will be protected and enhanced. Protection will be achieved through effective management of; taking account of local design and other guidance, and undertaking landscape, biodiversity or other appropriate assessments if significant impacts might arise;
- ~~avoiding harm to designated and non-designated assets of the natural environment unless there are overriding benefits from the development in accordance with~~ and the harm has been minimised.

~~In applying the policies above, regard will be given to the level of the importance of the natural element.~~

~~In addition, development plan Enhancement will be achieved deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing~~

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~~existing green infrastructure as appropriate and co-ordination of infrastructure funding and investment, including the Community Infrastructure Levy. This may include networks that have regard to and help to achieve the establishment of a new country park or parks, along with additional forms of green infrastructure identified through local green infrastructure strategies. It will need to be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) on the existing situation,~~

~~All housing residential development is required to mitigate will address the potential visitor pressure, caused by residents of the development, that would detrimentally impact on sites protected under the Habitats Regulations Directive, through:~~

- ~~• the payment of a contribution towards the cost of mitigation measures at the protected sites (as determined under the Norfolk Green infrastructure and Recreational Impact Avoidance and Mitigation Strategy plus an allowance for inflation); and~~

~~the provision or enhancement of adequate green infrastructure, either on the development site or nearby, to provide for the informal recreational needs of the residents as an alternative to visiting the protected sites. This will equate to a minimum of 2 hectares per 1,000 population and will reflect Natural England's Accessible Natural Greenspace Standard,~~

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Alternative approaches

The Built and Historic Environment

The policy delivers the NPPF and follows typical practice. No alternative to the overall approach has been identified.

The Natural Environment

The policy requirements are based on the NPPF and evidence from the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy. Since Greater Norwich and surrounding areas of Norfolk have several designated ecological sites of international importance, increased visitor impact on these sites resulting from growth in the area must be addressed. The policy provides appropriate mitigation to allow development to go ahead and supports the principles of protecting habitats and promoting biodiversity net gain currently established through the NPPF. As it is a legal requirement to protect the internationally important habitats, no alternatives are identified to the overall approach.

Consultation Questions for Policy 3— Environmental Protection and Enhancement

20. Do you support, object or have any comments relating to approach to the built and historic environment?
21. Do you support, object or have any comments relating to the approach to the natural environment?
22. Are there any topics which have not been covered that you believe should have been?

POLICY 4 – STRATEGIC INFRASTRUCTURE

Introduction

194-224. The National Planning Policy Framework states that strategic policies should make provision for infrastructure for transport, water, energy, health, education and green infrastructure. This plan is supported by evidence in the Greater Norwich Local Plan Infrastructure Report (GNLPIR)⁹².

195-225. As set out in the vision and objectives and the Delivery Statement, delivery of new infrastructure is a priority for the plan. It provides benefits for new and existing communities and is essential to ensure growth is sustainable.

196-226. This policy focusses primarily on the timely delivery of strategic infrastructure to support growth. The infrastructure will be provided by a range of organisations and through a variety of funding sources as detailed in appendix 1. The appendix sets out infrastructure currently identified to support growth from organisations such as utilities companies and health care providers. Since these may be subject to change over time, the Greater Norwich Infrastructure Plan, which supports implementation of the GNLP, will update the information in appendix 1 of this plan annually to take account of any changes.

197-227. As needs may change over time, particularly because of technological changes, the delivery of development will not necessarily be dependent on the specific infrastructure identified in the appendix.

198-228. To promote good local access to facilities, the policy also sets a requirement for development to provide or support local infrastructure, services and facilities. This can be directly through providing **infrastructure or** land, or indirectly through financial contributions which can include providing good access to existing services and facilities.

199-229. The policy therefore covers strategic transport, energy, water, health and education needs, with a cross reference to other policies in the plan which cover strategic green infrastructure and more local needs.

Transport

200-230. A well-functioning transport system and access to jobs, services and information is vital to the economy of the area and the well-being and quality of life for residents. Making the most of existing transport infrastructure and providing the additional infrastructure required to support growth will help support delivery of the GNLP. To support emissions reductions, it is also important to promote modal shift to active travel and clean public transport, and to support electric vehicle use in a time of rapid technological change.

201-231. Section 9 of the NPPF covers transport issues. It states that transport should be considered from the earliest stages of plan making, to address the potential impacts of

⁹² The **GNLPIR** covers: transport; utilities; education; health care; police; fire and rescue; community facilities (libraries and community centres); sport and leisure facilities; green infrastructure and waste management.

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development, take advantage of existing and proposed infrastructure and new technology and promote public transport, walking and cycling. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. It also recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.

~~202-232.~~ National, regional and local (county) proposals for transport measures include consideration of the growth needs identified by local plans, integrating development with transport infrastructure needs. ~~Government~~Central government plans for major roads and there are regional strategies for railways. County led strategies provide for locally significant transport infrastructure. The recognition of and support for transport improvements in the GNLP can be of considerable assistance in applying for funding. The policy consequently identifies and supports strategic and local transport improvements.

~~203-233.~~ Trunk road (the A11 and A47) improvements are planned by Highways England. In October 2017 it announced a timetable for £300 million of A47 improvements⁹³ which will dual parts of the road between Peterborough and Great Yarmouth. Contracts were awarded in September 2019 for the three schemes in Greater Norwich:

- Blofield to North Burlingham⁹⁴, planned start date ~~2020-21~~2022-23, planned end date ~~December 2022~~2024/25;
- Thickthorn junction planned start date ~~2020-21~~2022-23, planned end date ~~2023~~2025⁹⁵;
- East Tuddenham to Easton improvement planned start date 2022/23, planned end date ~~2023-24~~2024-25⁹⁶;

~~204-234.~~ The Government has also announced a Major Road Network (MRN). The MRN comprises local non-trunk roads of national importance and the announcement comes with a fund for improvement. Within the Greater Norwich area, this includes the A140 north and south of Norwich (including the A1270 Broadland Northway) and the A146 connecting Norwich to Lowestoft. Improvements to the A140 include the new roundabout to replace the Hempnall crossroads which was completed in late 2019. The A140 Long Stratton bypass has been given conditional approval by Government. The current programme completion date is the end of ~~2023~~2024.

~~205-235.~~ A new nine year East Anglian rail franchise commenced in October 2016. This is delivering significant improvements to rail services including have been delivered with more services, new trains and faster journeys across the network. Two daily trains are already providing This includes 90-minute journey times on some trains between Norwich and London, with plans in place for and regular Norwich to Cambridge services to be extended to Stansted Airport. In addition, long services via Cambridge. Long-term development of a direct rail link to Milton Keynes, Oxford and the West remains a priority.

~~206-236.~~ Two new railway stations are planned for the area. The Growth Triangle Area Action Plan identifies the potential for new station sites on the Norwich to Sheringham line at

⁹³ <https://www.gov.uk/government/news/timetable-outlined-for-300-million-a47-improvements>

⁹⁴ <https://highwaysengland.co.uk/projects/a47-blofield-to-north-burlingham/>

⁹⁵ <https://highwaysengland.co.uk/projects/a47-thickthorn-junction/>

⁹⁶ <https://highwaysengland.co.uk/projects/a47-north-tuddenham-to-easton-improvement-scheme/>

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Rackheath and Dussindale to serve these major employment and housing growth areas. Dussindale station has outline planning consent.

~~207-237.~~ Local transport strategy for the Norwich area is shaped by Norfolk County Council's third local transport plan (2011) and the Norwich Area Transportation Strategy (2013) (NATS). A fourth local transport plan (LTP4) is being progressed ~~together with and a draft consulted on.~~ The plan will then be reviewed and approved by full council in Spring 2021 with a full Implementation Action Plan to be developed and approved later in 2021. Work is also underway to review ~~of~~ NATS, known as the Transport for Norwich Strategy (TfN). A preferred strategy will be consulted on in 2021. LTP4 and TfN are being prepared alongside the GNLP.

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~~208-238.~~ TfN will include measures to improve walking, cycling and public transport facilities to support significant modal shift in the urban area during the plan period. This will be required to assist in meeting national targets to achieve zero carbon development by 2050. The measures are likely to feature improvements to sustainable transport networks and interchanges, including Park and Ride enhancements, and a cross valley bus link between UEA and the remainder of Norwich Research Park. Road improvements to enable the other measures are also being considered.

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~~209-239.~~ In the short term, the ~~The~~ Norwich area ~~has been~~ was successful in securing a place in Government's Transforming Cities ~~(TCF)~~ Fund (TCF) programme, which ~~has the potential to bring in~~ significant investment to the transport networks in the city and surrounding area. Just over £6m was secured through Tranche 1 of the TCF programme, with improvement schemes delivered during 2019/20. A further £32 million has been secured from government through Tranche 2, as well as £18m investment from First Eastern Counties, which will be used to deliver improvements to the transport network, public transport services and buses in the period to 2022/23. The TfN review is being developed alongside the emerging TC programme. As work is ongoing in relation to sustainable transport projects, it is likely that greater detail on specific projects will be contained in the submission version of this plan in 2020 TCF programme.

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~~210-240.~~ Norfolk County Council has identified the Norwich Western Link (NWL) as one of its infrastructure priorities. A Preferred Route Announcement for the route of the NWL was made in July 2019 and that route is shown on the Key Diagram. In May 2020 the Department for Transport (DfT) approved the Strategic Outline Business Case (SOBC) for the NWL which gives the scheme conditional entry to the DfT's Large Local Majors project funding programme. Work continues to develop the scheme in readiness to submit a business case for a large local major scheme to the Department for Transport (DfT) - planning application in 2021. As it develops, the GNLP will reflect progress towards delivery of the scheme and when a route is formally adopted it will need to be shown in the GNLP. NWL

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~~211-241.~~ Transport improvements outside the Transport for Norwich area are dealt with on a local basis. The county council has ~~commenced~~ completed a programme of Market Town Network Improvement Strategies (NIS). These strategies identify short, medium and long-term actions including the issues associated with long-term growth. ~~Diss was included~~ Four strategies are in the first tranche and will be completed by the end of 2019. GNLP area, these are Diss. Wroxham/Hoveton, Aylsham and Wymondham are in tranche 2 and are at earlier stages of development.

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~~212-242.~~ ~~The policy~~ **Policy 4** recognises that Greater Norwich is a mixed urban and rural area in which travel and access issues vary, with the use of the private car being particularly important to the rural economy. It is anticipated that the shift to electric **and possibly hydrogen** vehicles will assist in reducing emissions in rural areas.

~~213-243.~~ Strategic transport improvements in policy 4 include rail and airport improvements, along with road improvements including dualling of the A47, the Long Stratton ~~by-pass~~ **bypass**, and the Norwich Western Link Road.

~~214-244.~~ The policy also supports the TfN strategy and identifies this as the detailed means by which transport improvements across the urban area of Norwich will be developed and delivered, including encouraging walking and cycling, and improving public transport.

~~215.~~ ~~The transport element of the policy will evolve as the work to develop TfN strategy, LTP 4, Transforming Cities programme and Network Improvement strategies continues. This will allow both the policy and the GNL implementation plan to be more specific and identify any relevant wider transport targets and measures to be captured beyond those required to support growth in the GNL.~~

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245. The GNLP authorities will support the transport infrastructure improvements provided that their promoters and the relevant competent authority are able to demonstrate that they would not conflict with other policies of the plan and where there would be no adverse effect on the integrity of sites protected under the Habitats Regulations Directive.

Other strategic infrastructure

Energy

246-246. The Greater Norwich Energy Infrastructure Study (March 2019) concludes that failure to address local energy constraints through local plan policy could threaten the delivery of growth in this plan. These result partly from regulatory barriers to network operators investing in new energy supply infrastructure. Reflecting the requirements of the NPPF, the study highlights the importance of having both positive energy efficiency policies and policies to promote sustainable energy development. This will help both to address climate change and to overcome network constraints.

247-247. The policy reflects the recommendations of the study in relation to improving network supply capacity. Policy 2 reflects its recommendations through policies which aim to reduce the carbon emissions, promote local energy networks and minimise energy demand in new developments.

248-248. Therefore, the policy commits the Greater Norwich authorities to lobbying for improvements to the capacity of the energy supply network by the service provider, UK Power Networks to ensure improvements are delivered to serve growth needs and/or to innovative approaches which could off-set the need for capacity improvements. It particularly highlights the substations at which the study identifies capacity concerns. These are at Sprowston, Peachman Way (Broadland Business Park), Earlham and Cringleford.

Water

249-249. Water supply and disposal infrastructure in Greater Norwich is provided by Anglian Water (AW). Strategic plans, which take account of planned growth and climate change and are subject to Habitats Regulation Assessment (HRA), are in place and are being updated for both water supply and disposal.

250-250. Water supply in Greater Norwich is from groundwater sources and from a river intake from the Wensum. There has been significant recent investment in the river intake to protect water quality in this internationally designated chalk river habitat.

251-251. The emerging water resources plan⁹⁷The Water Resources Management Plan⁹⁸ (WRMP), does not require additional spending on water supply infrastructure to serve growth in Greater Norwich. However, the WRMP includes new potable water transfers to be funded by Anglian Water through customer bills. Anglian Water would also expect developers to pay appropriate charges for the required connections to the water supply network. Investment is planned to transfer water from the Norwich and the Broads water resource zone (WRZ) to the neighbouring Happisburgh and Norfolk Rural North WRZs. As a result, the policy does not cover water supply infrastructure as investment is not required to support the growth

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⁹⁷ AW Revised Draft Water Resources Management Plan 2019

⁹⁸ AW Water Resources Management Plan December 2019

promoted in this plan. The WRMP is reviewed on a continuous basis and a new plan will be prepared for 2024. AW are also preparing a Drainage and Wastewater Management Plan in partnership with stakeholders to inform the next 2024 business plan.

222-252. The strategic focus for water supplies throughout the Anglian Water area, which covers much of eastern England, is to promote demand management and leakage reduction, along with a strategic grid to serve other parts of East Anglia and Lincolnshire. This is in line with the pioneering long-term approach taken in Greater Norwich. Water efficiency is now required by the Norfolk Strategic Planning Framework for local plans across the county (see policy 2 of this plan). Water Resources East has recently been formed to co-ordinate between water companies and others involved with water resources.

223-253. To address growth needs in Greater Norwich, AW⁹⁹ identifies the Yare Valley Sewer as one of the two strategic sewer investment requirements in its whole area. Increasing capacity at Whitlingham Water Recycling Centre (WRC) is also a strategic priority in AW's plan.

224-254. In line with the long-term approach taken in Greater Norwich, and as required by the NSPF and policy 2 of this plan, AW also promotes the use of sustainable drainage (SuDS) ~~to reduce waste water infrastructure investment requirements which have benefits to the environment and communities.~~

225-255. Smaller scale measures to address growth needs for Acle, Aylsham, Belaugh and Wymondham WRCs are planned through AW's water recycling plan. These are to improve capacity and protect water quality and are referenced in appendix 1. Improved monitoring of foul flows within the network is also planned ~~for WRCs.~~

226-256. Funding for water infrastructure improvements is provided through ~~a standard charge levied by AW on all new homes. developer charges directly for connections to water supply network and foul sewerage networks.~~ Taking account of the above evidence, the policy therefore commits the Greater Norwich authorities to lobbying for the timely delivery of improvements to the waste ~~water~~ network by AW.

257. To ensure that development does not have a detrimental impact on the water environment, particularly in relation to water quality and the potential for impacts on the water-based sites protected under the Habitats Regulations Directive, major development will be dependent on the water infrastructure being capable of accommodating the development or being able to be made so.

227-258. The Greater Norwich Water Cycle Study¹⁰⁰, ~~currently in production, will provide provides~~ further information on these issues.

Education

228-259. Norfolk County Council is responsible for planning for education infrastructure. Evidence in the GNLPIR shows that school capacity to serve growth will be met both by improvements to existing schools and through new schools being provided.

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⁹⁹ Through the AW Water Recycling Long Term Plan (2019) which is available [here](#).

¹⁰⁰ ~~Available here Available here~~

~~229-260.~~ As a rule, if a new development is likely to generate enough children to fill a new school, Norfolk County Council asks developers for the full cost of building that school. A pro rata contribution of the full cost is requested if numbers of children are calculated to be less than 420, a two-form entry primary school. With the current CIL approach locally, only land can be secured through a S106 agreement and the build cost of the new school is claimed through CIL.

~~230-261.~~ Appendix 1 provides details of new schools to serve growth. Sites in this plan and other local plan documents include locations for new schools. The requirement for a new high school in the North East growth area, ~~provided for by a site at Beeston Park in the area action plan,~~ is specifically identified in ~~the~~ policy 4 due to its strategic significance.

~~231-262.~~ The policy provides flexibility for the provision of new schools to take account of changing circumstances and allow for the timely delivery of schools when and where they are required. The information in appendix 1 will be updated annually through the Greater Norwich Infrastructure Plan (GNIP), or any successor, to ensure that it is up-~~to-~~date.

Health Care

~~232-263.~~ Forward planning for healthcare services is a high priority. The Greater Norwich Local Plan Infrastructure Report includes the need for health care infrastructure established through the Health Infrastructure Delivery Plan (HIDP) drawn up by the ~~Sustainable~~Sustainability and Transformation Panel~~Partnership~~ (STP). The HIDP has been produced in collaboration with the local Clinical Commissioning Groups (Norwich, North Norfolk and South Norfolk) and NHS Foundation Trusts (Norfolk and Norwich University Hospital, Norfolk Community Health and Care and the Norfolk and Suffolk trusts).

~~233-264.~~ The HIDP aims to promote the allocation of land for healthcare uses, securing land by planning obligations from developers, or negotiating contributions to expand existing buildings and facilities. The HIDP also identifies a range of potential funding sources to provide for growth requirements, including loans, disposals and partnerships.

~~234-265.~~ A full estate strategy is being developed which will impact on the infrastructure requirements from the HIDP included in this plan. Therefore, only currently identified issues are included in this ~~draft~~ strategy. Updated information will be provided in the trust's completed strategy, ~~scheduled for 2020~~. This will be included in the GNLP.

~~235-266.~~ The needs resulting from growth in Greater Norwich identified in the study are set out in appendix 1.

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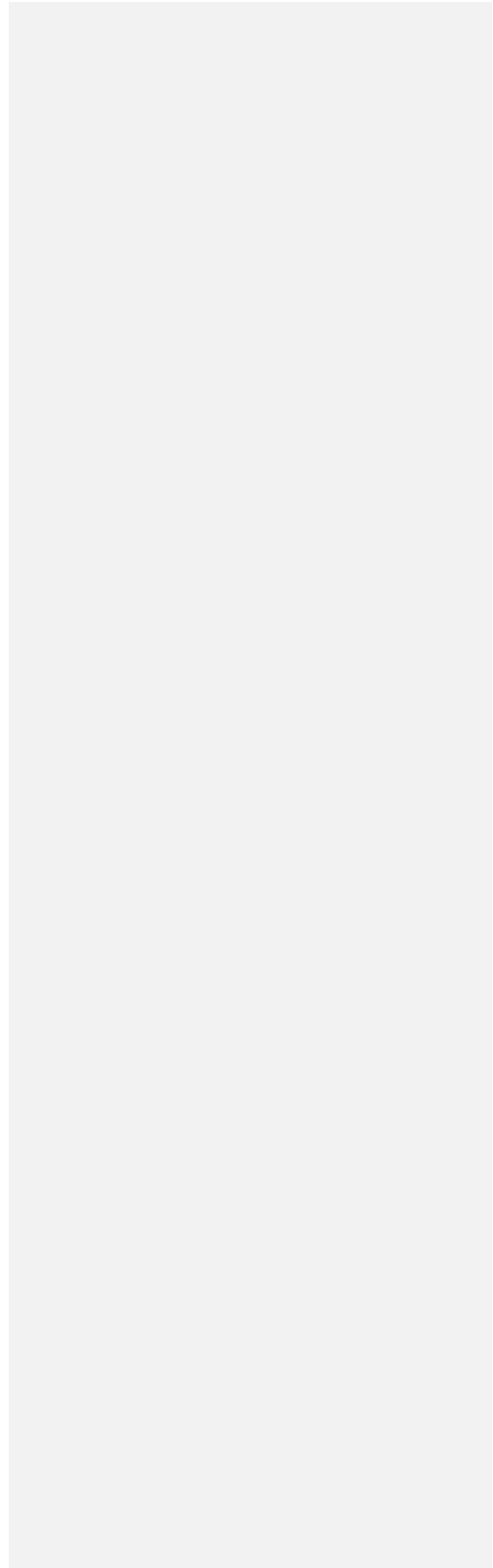
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POLICY 4 - STRATEGIC INFRASTRUCTURE

POLICY 4 - STRATEGIC INFRASTRUCTURE

Strategic infrastructure improvements will be undertaken to support timely delivery of the Greater Norwich Local Plan and the wider growth needs of the area. Key elements will be:

Transport

Transport improvements will support and embrace new technologies and develop the role of Norwich as the regional capital, support strategic growth in the Cambridge Norwich Tech Corridor, improve access to market towns and rural areas and promote sustainable and active transport.

Transport infrastructure will be brought forward to support the development aims of this plan. A considerable shift towards non-car modes will be promoted in the Norwich urban area over the plan period. High density growth will be focussed in locations with good access to improved sustainable transport networks and interchanges in Norwich, creating a virtuous cycle where clean transport is prioritised, less use is made of cars and space is used more efficiently and attractively.

This will be achieved by:

- Implementation of the Transport for Norwich Strategy including:
 - significant improvements to the bus, cycling and walking ~~network~~**networks** to promote modal shift;
 - developing the role of the park and ride system;
 - ~~a cross-valley bus link between the University of East Anglia and the rest of Norwich Research Park;~~
 - **changing attitudes to travel;**
 - **delivery of the Norwich Western Link road.**
- Enhancement of the Major Road Network including provision of the A140 Long Stratton bypass.
- Protection of the function of strategic transport routes (corridors of movement).
- Supporting improvements to the A47, including delivery of the Blofield to North Burlingham, Thickthorn and Easton to East Tuddenham improvements being progressed by Highways England.
- Promoting enhancement of rail services, including improved journey times and reliability to London and Cambridge, supporting the East-West Rail link and innovative use of the local rail network.
- Continued investigation of and support for rail freight opportunities.
- Supporting the growth and regional significance of Norwich Airport for both leisure and business travel to destinations across the UK and beyond.
- Continuing to improve public transport accessibility to and between main towns and key service centres, taking account of Norfolk County Council's market towns network improvement strategies.

Other Strategic Infrastructure

The Greater Norwich local authorities and partners ~~will lobby for~~**including utility companies** ~~will work together in relation to~~ the timely delivery of improvements to infrastructure, including that set out in appendix 1 and to:

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- **The energy supply network including increased capacity at primary substations at Cringleford, Peachman Way, Sprowston and Earlham Grid Local and/or innovative smart solutions to off-set the need for reinforcement;**
- **Water supply and sewerage network improvements including the waste-water network, at Whitlingham water recycling centre and the Yare Valley sewer,¹⁰¹ and elsewhere to protect water quality and designated habitats;**
- **health care infrastructure.**

School capacity will be increased to provide for growth by improvements to existing schools and the provision of new schools as required, including primary schools on strategic development sites and a new high school in the North East growth area as identified in appendix 1.

In line with other policies in this plan, a multi-functional strategic green infrastructure network will be further developed as set out in **map 8, maps 8A and B.**

On-site and local infrastructure, services and facilities

Development proposals will provide on-site services and facilities and support local infrastructure capacity improvements through on-site provision, providing land and developer contributions.

Alternative approaches

As required by the NPPF, policy 4 and appendix 1 identify the strategic and local infrastructure required to meet growth needs and support their delivery by relevant bodies.

The content is informed by the Greater Norwich Local Plan Infrastructure Report which summarises the findings of several other strategies and evidence studies for a wide range of infrastructure needs including transport, energy, water, health and education.

Infrastructure provision is primarily the responsibility of partner organisations including the Highways Agency, Norfolk County Council and utilities providers. It is their strategies which will mainly be responsible for delivering the infrastructure required to support growth. The policy does not seek to prioritise between different infrastructure projects or types as the preferred approach is to be flexible enough to deal with changing circumstances and opportunities, and the different bodies responsible for delivery. Prioritisation might be an alternative approach if it could be evidenced and justified.

The policy's content is informed by the best available information at present which will be updated to reflect progress on schemes. Delivery will be promoted, monitored and managed through the Greater Norwich Infrastructure Plan.

Consultation Questions for Policy 4 – Strategic Infrastructure

23. Do you support, object or have any comments relating to approach to transport?
24. Do you support, object or have any comments relating to the approach to other strategic infrastructure (energy, water, health care, schools and green infrastructure)?

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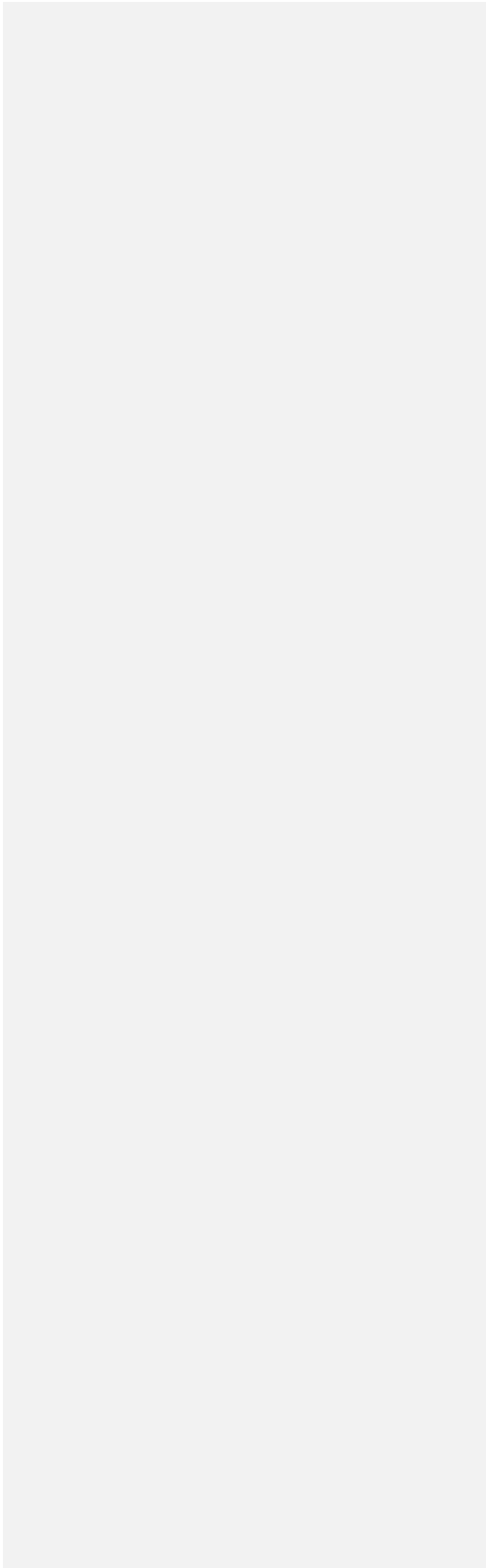
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¹⁰¹ Clarification dependent on Water Cycle Study

25. Do you support, object or have any comments relating to the approach to on-site and local infrastructure, services and facilities?
26. Are there any topics which have not been covered that you believe should have been?

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POLICY 5 – HOMES

~~236-267.~~ The NPPF states that the Government's objective is to significantly boost the supply of homes. The GNLP addresses this through the housing strategy in policies 1 and 7 and the housing allocations in the Sites document.

~~237-268.~~ The NPPF also states that major housing developments should meet the need for affordable housing on-site, with at least 10% of the affordable homes available for affordable home ownership. The NPPF puts the emphasis on local plans to identify the amount of affordable housing needed. It also requires local plans to provide a mix of property types and sizes and a variety of affordable housing tenures, as well as meeting the needs of all groups in the community.

~~238-269.~~ To achieve the above and based on local evidence¹⁰², the policy encourages the provision of a full range of type, tenure and cost of housing, to meet the varied housing needs of our community. It also included minimum space standards and requirements for adaptable homes to provide an improved quality of life and meet the needs of an ageing population.

~~239-270.~~ The policy is flexible in relation to affordable housing sizes, types and tenures to allow differing needs to be met in the three districts on a site by site basis based on the most up-to-date evidence. Paragraph 43 covers the housing mix requirement based on the most recent housing market assessment. Current evidence shows a higher social rented requirement in the city with a wider range of tenure options suitable in Broadland and South Norfolk. This evidence will be revisited ~~in 2020 before submission~~. The policy is pragmatic and adaptable, enabling the most up-to-date evidence on housing need to be used.

~~240-271.~~ The policy sets a general requirement for on-site affordable housing provision of 33% on sites that show better viability based on local evidence, with a lower requirement in Norwich City Centre. This is based on:

- o The Strategic Housing Market Assessment 2017 which identifies a need for 11,030 affordable homes in Greater Norwich from 2015 to 2038, 28% of the total housing need identified at that point;
- o Under national policy, small sites under 10 dwellings are not required to provide affordable housing. Larger sites will therefore have to ensure that overall affordable housing need is delivered;
- o The most recent viability study findings which conclude that centrally located brownfield sites which have higher development costs which affect viability are generally able to provide 28% affordable housing. As national planning guidance makes it clear that where applicants can demonstrate particular circumstances that justify the need for a viability assessment at the planning application stage¹⁰³, the policy provides some flexibility on this point for brownfield sites where exceptional costs are more likely. In addition, the introduction by the Government of Vacant Building Credit enables existing vacant floorspace on a site to be discounted in order to lower the affordable housing requirement, with aim of incentivising development on brownfield sites;

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¹⁰² ~~Local housing evidence~~ Local housing evidence is in the Strategic Housing Market Assessment (2017) and in the Greater Norwich Viability Study (2019).

¹⁰³ Planning Practice Guidance – Viability and Decision Taking

- Some specific sites have very high costs associated with development. These are allocated with lower affordable housing requirements.

241-272. The successful approach of preventing subdivision of sites currently in use in Norwich is applied to the whole area through the policy.

242-273. Development proposals should consider the need for wheelchair adapted homes which meet the Building Regulation M4 (3) standard or any successor. This is not set as a policy requirement but is encouraged within Greater Norwich where viable.

243-274. Based on local evidence of need, viability and timing¹⁰⁴ and to ensure that new housing provides for a good quality of life, the policy requires housing development across Greater Norwich to meet nationally defined minimum space standards¹⁰⁵ for different types of homes.

244-275. An increasing proportion of the population is over 65 or disabled, increasing the demand for supported accommodation such as sheltered housing, extra care housing and care homes, residential care and supported living. The local plan seeks to assist Norfolk County Council's aim to reduce residential care home and nursing home dependency and support people to remain more independent in their own homes or in supported housing.

276. The policy therefore supports the provision of housing to meet the needs of older people and others with support needs, including sheltered housing, residential/nursing care accommodation and extra care housing¹⁰⁶. Norfolk County Council's strategy¹⁰⁷ identifies the need for 2,842 additional extra care units by 2028. County wide evidence has identified the need for 3,857 specialist retirement units (sheltered, age restricted or extra care housing) in Greater Norwich between 2020 and 2038¹⁰⁸.

277. To help to provide for this need, the plan contains a specific allocation for a specialised development for active ageing at Colney Hall and site allocations with an element of specialist housing in the policy (Taverham, Aylsham, Harleston and Barrack Street, Norwich). In addition, policy 5 supports delivery of older peoples' and supported accommodation on housing sites with good access to local services including on sites allocated for residential use. The aim of this is to integrate older people and others with supported housing needs with the wider community, assisting active retirement and community cohesion. Development Management officers will ensure that the need for specialist housing for the elderly and other needs is considered on all housing schemes and advise applicants on the most up-to-date evidence of need.

245-278. The policy includes ~~locally requiring a~~ local requirement to adhere to the national optional Building Regulation standard for adaptable homes. ~~To do so, the policy requires To~~

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¹⁰⁴ Evidenced through the Greater Norwich Local Plan Nationally Described Space Standards Study (August 2019) within the [Viability Study](#)

¹⁰⁵ The Nationally Described Space Standard is available [here](#)

¹⁰⁶ Extra care housing is a self-contained residential accommodation (where units are rented or owned by the individual or couples who occupy them) with communal facilities designed to meet the needs and aspirations of older people and have care staff on site 24/7.

¹⁰⁷ Living Well – [Homes for Norfolk](#) (2018)

¹⁰⁸ [Three Dragons – Demand for Specialist Older Persons Housing 2020 to 2041](#) (insert link when available).

achieve this 20% of homes on major developments ~~to~~ must be designed to be adaptable to meet changing needs over time, ~~thus~~ enabling people to stay in their homes for longer.

~~246-279.~~ The policy provides for the needs of Gypsies and Travellers. Evidence¹⁰⁹ shows planned expansion of the Swanton Road site in Norwich meets Greater Norwich's need for 15 additional pitches to 2022. A further 51 pitches will be required between 2022 and ~~2028~~2038. The criteria-based policy allows for additional delivery to meet need throughout the plan period and allows for the expansion of well-located existing sites. Since no sites have been submitted for consideration through the local plan ~~up to now, site owners have been written to, requesting more sites to be submitted or extensions to existing sites. The, the~~ intention is to ~~identify~~bring additional sites ~~with the potential for allocation, forward through the~~ Development Management process as well as having this criteria-based policy to allow further sites to come forward.

~~247-280.~~ The policy also allows for Travelling Show People and Residential Caravan needs to be met through market led solutions through the criteria-based policy. This will allow sites to come forward if there is demand for them. The Broads Authority plans for the needs for residents of houseboats in the area.

~~248-281.~~ The policy also aims to ensure that purpose-built student accommodation is provided to meet growing needs at the UEA and in other locations with good access to the educational facilities they will serve, including Norwich University of the Arts. The policy content and the sites allocated for student accommodation are informed by the UEA Development Framework Strategy¹¹⁰. Purpose-built student accommodation development is required to make provision for affordable housing that would be expected on the specific site if it were to be developed for housing, potentially through a commuted sum. This is required as without doing so, the delivery of sites for student accommodation would reduce the ability to address affordable housing needs.

~~249-282.~~ Local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom-build housing. In 2018/19, there were 113 people on the registers in Greater Norwich.

~~250-283.~~ In line with the Right to Build and the NPPF, self and custom-build housing delivery is promoted through the GNLP on a range of sites. This policy sets a requirement for larger sites to provide self and custom-build plots. The thresholds have been set to ensure that plots are provided across Greater Norwich. Policies 7.4 and 7.5 also promote self and custom-build on smaller scale windfall sites. Overall, this comprehensive approach will both increase the supply of housing in urban and rural areas and provide opportunities for small and medium enterprises to build houses, as well as for self ~~and custom~~-build.

~~251-284.~~ Other potential means of helping to provide for local housing needs is through the provision of live-work units and through community led housing initiatives, such as might be provided by a Community Land Trust. Such initiatives will need to be in appropriate locations.

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¹⁰⁹ Norfolk Caravans and Houseboats Accommodation Needs Assessment (ANA) including for Gypsies, Travellers and Travelling Show people ~~October 2017~~October 2017,

¹¹⁰ UEA Development Framework Strategy: Available ~~here~~here

POLICY 5 – HOMES

POLICY 5 – HOMES

Residential proposals should address the need for homes for all sectors of the community having regard to the latest housing evidence, including a variety of homes in terms of tenure and cost. New homes should provide for a good quality of life in mixed and inclusive communities and major development proposals should provide adaptable homes to meet varied and changing needs.

This will be achieved as follows:

Affordable Housing

Major residential development proposals¹¹¹ and purpose-built student accommodation will provide:

- at least 33% affordable housing on-site across the plan area, except in Norwich City Centre where the requirement is at least 28%, ~~unless or where~~
 - a) the site is allocated in ~~this plan or a~~ Neighbourhood Plan for a different percentage of affordable housing, ~~or~~
 - b) for brownfield sites where the applicant can demonstrate that particular circumstances justify the need for a viability assessment at decision-making stage;
- affordable housing on-site except where exceptional circumstances justify off-site provision;
- a mix of affordable housing sizes, types, and tenures in agreement with the local authority, taking account of the most up-to-date local evidence of housing need. This will include 10% of the affordable homes being available for affordable home ownership where this meets local needs;
- affordable housing of at least equivalent quality to the market homes on-site.

The sub-division of a site to avoid affordable housing provision will not be permitted.

Space Standards

All housing development proposals must meet the Government's Nationally Described Space Standard for internal space or any successor.

Accessible and Specialist Housing

Development proposals providing specialist housing options for older people's accommodation and others with support needs, including sheltered housing, supported housing, extra care housing and residential/nursing care homes will be supported on sites with good access to local services including on sites allocated for residential use.

~~Irrespective of C2 or C3 use class classification, specialist older people's housing will provide 33% affordable housing or 28% in the city centre.~~

Proposals are particularly encouraged where Norfolk County Council identifies a strategic need for extra care housing.

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¹¹¹ 10 dwellings or more

To meet changing needs by providing accessible and adaptable homes, proposals for major housing development are required to provide at least 20% of homes to the Building Regulation M4(2)[1] standard or any successor.

Gypsies and Travellers, Travelling Show People and Residential Caravans

Development for Gypsy and Traveller sites, Travelling Show People sites and residential caravans will be acceptable where proposals:

- have safe and sustainable access to schools and facilities;
- have suitable vehicular access;
- provide for ancillary uses and landscaping;
- are of a scale which is in keeping with its surroundings, including small-scale extensions to existing sites.

For transit pitches the following additional criteria apply:

- the site is conveniently accessible to the main 'A' and 'B' class road network; and,
- an agreement is in place for satisfactory site management, including the maximum period and frequency of stay.

Purpose-built Student Accommodation

Development proposals for purpose-built student accommodation will be supported at the UEA campus where they are in accordance with the UEA Development Framework Strategy (DFS).

Away from UEA campus, proposals for purpose-built student accommodation will be supported where the need for the development is justified by the current or proposed size of Norwich's higher educational institutions and the proposal will:

- be in a location otherwise suitable for residential development with sustainable access to the institutions served;
- be of a scale large enough to provide for high standards of student welfare;
- contribute to a mixed and inclusive neighbourhood, not dominating existing residential ~~communities~~ **communities**;
- provide a mix of accommodation types for a wide range of students; and
- make provision for ~~the delivery of a quantum~~ **policy compliant proportion** of affordable housing that would be expected if the site were developed for general needs housing. Such provision may be made off-site through a commuted sum as set out in supplementary planning documents.

All consents will be restricted so the use of the accommodation is secured for students only.

Self/Custom-Build

Except for flats, at least 5% of plots on residential proposals of 40 dwellings or more should provide serviced self/custom-build plots unless:

- a lack of need for such plots can be demonstrated;
- plots have been marketed for 12 months and have not been sold.

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Alternative approaches

Affordable Housing

As required by the NPPF, the affordable housing elements of the policy are based on local evidence of need and provide the flexibility to deliver different types and tenures of home within the three districts, so no alternative approach has been identified.

Space Standards

National planning policy is clear that the nationally described space standards can be applied where the need for an internal space standard can be justified. Local evidence¹¹² shows that 75% of homes in Greater Norwich were delivered to these standards between 2016 and 2018. The requirement is therefore considered deliverable. Setting a lower percentage than 100% could be an alternative approach but is not preferred as minimum space standards are considered necessary to support a good quality of life for residents of new homes.

Accessible and Specialist Housing

To ensure that every day needs can be met effectively, and active lifestyles for residents are supported, the policy requires this type of development to be in locations with good access to services. No alternative approach has been identified.

The policy requirement for **adaptable housing** is justified by the high and growing elderly population in the area. A higher or lower percentage could be alternatives but are not preferred. While a higher percentage would provide greater flexibility and choice for residents it would have a greater impact on viability. A lower percentage would have less impact on choice and flexibility and will make it harder to meet needs.

Gypsies and Travellers, Travelling Show People and Residential Caravans

Evidence shows short term need can be met through current permissions and the policy approach allows the expansion of well located existing or new sites. Allocation of sites to provide choice and longer term certainty is an alternative approach but no sites have been submitted. This consultation encourages new site to be submitted.

Purpose built student accommodation

Concentrating purpose built student housing in accessible locations in relation to further educational establishments and suitable for residential development is the preferred option as it will ensure sustainable travel patterns, thus no alternative approach has been identified.

The requirement for off campus, purpose built student accommodation to contribute to meeting affordable housing needs is the preferred option because such accommodation takes up sites that would otherwise contribute to the provision of affordable housing. No alternative approaches are identified due to the need to provide for both types of accommodation.

¹¹² Evidenced through the Greater Norwich Local Plan Nationally Described Space Standards Study (August 2019) within the [Viability Study](#)

Self/Custom-Build

Requiring larger sites to contribute self/custom-build plots implements the NPPF's support of custom-build housing. An alternative threshold and/or percentage might be justified if it can achieve the same ends.

Consultation Questions for Policy 5—Homes

27. Do you support, object or have any comments relating to approach to affordable homes?
28. Do you support, object or have any comments relating to the approach to space standards?
29. Do you support, object or have any comments relating to the approach to accessible and specialist Housing?
30. Do you support, object or have any comments relating to the approach to Gypsies and Travellers, Travelling Show People and Residential Caravans? **To help to meet long term need, this consultation specifically invites additional sites for Gypsy and Traveller accommodation, either on new sites or as extensions to existing sites.**
31. Do you support, object or have any comments relating to the approach to Purpose-built student accommodation?
32. Do you support, object or have any comments relating to the approach to Self/Custom-Build?
33. Are there any topics which have not been covered that you believe should have been?

POLICY 6 – THE ECONOMY (INCLUDING RETAIL),

252-285. This local plan aims to deliver inclusive economic growth. It supports and delivers the ambitions of the New Anglia LEP’s Norfolk and Suffolk Economic Strategy and Local Industrial Strategy, the Cambridge Norwich Tech Corridor initiative, and the enhanced growth outlined in the Greater Norwich City Deal. In a time of significant economic uncertainty and change, the policies aim to provide an appropriate balance between certainty and flexibility to inform investment decisions and encourage economic development.

253. The Norfolk and Suffolk Economic Strategy (NSES) recognise Norwich and Greater Norwich as one of six “priority places”. Greater Norwich is also a key location within two other priority places; the A47 corridor and the Cambridge-Norwich corridor.

286. The NSES identifies nine key economic sectors of:

- energy;
- life sciences and biotech;
- ICT, tech and digital creative;
- advanced agriculture, food and drink;
- visitor economy, tourism and culture;
- financial services and insurance;
- transport, freight and logistics;
- construction and development;
- advanced manufacturing and engineering;

254-287. The promotion of Norfolk and Suffolk as the “UK’s clean growth region” sits at the heart of New Anglia’s Local Industrial Strategy (LIS). It focusses on three high growth sectors: clean energy, agri-food and ICT/digital. All the NSES and LIS sectors are represented in Greater Norwich and relevant businesses are found throughout the area. In addition, there are important concentrations of the LIS priority sectors in strategic employment locations: Norwich Airport plays a key role in servicing the off-shore energy industry; Norwich Research Park and the Food Enterprise Park are crucial to the success of the agri-food sector; and, the city centre is home to a growing ICT/digital cluster. The high environmental standards promoted through this local plan will support the recognition of the area as the UK’s Clean Growth region.

255-288. The Cambridge Norwich Tech Corridor is an extension of both the Oxford Cambridge Arc and the London Stansted Cambridge corridor. The A11 coupled with Cambridge to Norwich train services provide the linking transport infrastructure. Greater Norwich includes key economic assets supporting the CNTC – notably Norwich and its city centre, the Norwich Research Park (including UEA and the Norfolk and Norwich University Hospital (NNUH)), the Food Enterprise Park, Norwich Airport and Hethel Engineering Centre.

289. Evidence in the Employment, Town Centre and Retail study (GVA 2017)¹¹³, updated in the Greater Norwich Employment Land addendum: Avison Young : 2020. investigated both “business as usual” and the potential for enhanced economic growth. It demonstrates that committed employment land is more than sufficient in quantity and quality to meet the potential for enhanced growth. The Avison Young addendum forecasts growth of around

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¹¹³ Available [here](#) Available [here](#).

33,000 jobs in the period 2020 to 2038. While the plan provides for significantly more employment land than is required for this scale of jobs growth, there are a range of justifying factors:

- a. Over 280 hectares of our supply is on key strategic sites, with several targeted at particular sectors such as NRP, Hethel and the airport area. These sites are not suitable for reallocation to other uses.
- b. The remainder is dispersed across the area providing important local opportunities. The evidence focusses on B-class uses (as defined pre-2020) and employment land will also be used for non-B-class employment such as gyms, waste recycling centres, vehicle sales and fuel forecourts; or supporting uses such as cafés and restaurants.
- c. The scale and range of our employment allocations facilitates choice and flexibility, provides for growth in the longer term and supports more ambitious levels of jobs growth if demand can be stimulated.

256-290. The enhanced growth scenario forecasts around 45,000 jobs in the period 2015 to 2036. In the period 2015 to 2018 the East of England Forecasting Model (EEFM) suggests that around 15,000 jobs were delivered. This leaves the enhanced growth potential for around 30,000 jobs in the period 2018 to 2036. This is an uplift of around 8,000 on the EEFM business as usual forecast and is consistent with City Deal ambitions. Since the evidence was produced the Local Plan period has been extended to 2038 and, based on the EEFM, the target is extended to 33,000 jobs 2018 to 2038.

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257-291. The policies of this plan seek to grow the local economy in a sustainable way to support jobs and inclusive economic growth in both urban and rural locations. This will:

- provide jobs and services for a rising population and develop Greater Norwich's role as an engine of the regional economy;
- facilitate enhanced growth potential with a target of at least 33,000 additional jobs in the period ~~2018~~2020-2038;
- support the key sectors identified in the NSES and LIS and help increase the proportion of higher value, knowledge economy jobs; while ensuring that opportunities are available for development that can support all types and levels of jobs in all sectors of the economy and for all the workforce
- be supported by investment strategies that focus on overcoming constraints to the release and development of key employment sites

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292. Policy 2 promotes the provision of enhanced broadband throughout the area and this will support businesses directly and support home working. Implementation of the policy will also see employment development contribute to the green infrastructure network as appropriate.

258-293. The Norwich urban area and in particular the city centre has a key role to play in providing the employment needed to support the housing growth proposed across the Greater Norwich area, through significant employment generation in the city centre. Evidence shows that Norwich's economic dynamism underpins the regional economy; if Norwich's economy flourishes, it will benefit the adjoining rural settlements in the county and beyond. A key part of retaining and growing employment in the city centre will be to reverse the loss of office accommodation in the city centre, as required by policy 1 of this plan, which has

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experienced a ~~25~~²⁹% reduction since the start of the Joint Core Strategy plan period in 2008¹¹⁴.

~~259-294.~~ Although the Employment Town Centre and Retail study (GVA 2017) ~~concludes and the Avison Young 2020 addendum conclude~~, that Greater Norwich has enough employment land overall, most of this is out-of-centre and is neither the preferred location for some growth sectors nor the most sustainable place for high intensity employment / office growth. The report highlights key trends in employment activity including a re-urbanisation of business activity back to locations that can offer a broader range of services to employees, and the rise in new start-ups in the creative and media sector which is fuelling demand for space in specific locations allowing for greater interactions, including Norwich city centre. Given that the report also identifies an underlying demand for good quality office and employment space there is a risk that this may lead to new such development going to less sustainable locations with serious impacts on the vitality of the city centre and undermining policies to encourage modal shift. Therefore, it is essential that this plan ensures that high density employment uses are concentrated in highly accessible locations in particular the city centre, and that loss of existing floorspace in the city centre is resisted (see policy 7.1).

~~260-295.~~ The Employment Town Centre and Retail study reviewed existing employment sites and allocations and did not conclude that any should be reallocated for other uses. While the study also concluded that there is no overall quantitative need for additional employment sites, ~~40~~^{46.5}ha of land at Norwich Airport is newly allocated ~~for aviation related uses~~. The site has the benefit of planning permission and was included as a commitment in the study. Two small sites are also allocated as they are logical extensions to existing strategic sites and provide additional flexibility. ~~Extensions to other small sites will also be considered where this can be justified, for example where the site is well located to serve local needs and has insufficient capacity to serve ongoing demand.~~

~~296.~~ Retailing and town centres are currently in a state of flux. ~~Covid-19 has strengthened the growth of internet shopping. This uncertainty reinforces the need to protect and promote town centres to allow them to recover and evolve. There is some evidence that the Covid-19 epidemic has encouraged people to shop locally and boosted the opportunities for smaller businesses and in market towns, and smaller centres.~~

~~261-297.~~ ~~The policy is restricted to identifying~~ identifies the hierarchy of centres across the area to guide the operation of the “sequential approach”~~to~~. ~~It encourages development in all centres and, outside defined centres, small scale businesses to serve local areas. New local centres are promoted in the site-specific policies for all strategic housing developments.~~ Within town centres a flexible approach will be required to allow centres to diversify while retaining their ongoing role as economic and community hubs. ~~Due~~^{Owing} to the need to update policy for Norwich city centre, further detail is set out in Policy 7.1.

~~298.~~ Retail, offices and some leisure uses are currently the same use-class and this helps provide flexibility within town centres. The policy’s definition of the local retail hierarchy enables the individual councils to consider whether, dependent on national permitted development rights, Article 4 Directions may be appropriate locally. This approach would

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¹¹⁴ Source: Greater Norwich [annual monitoring reports](#)

allow protection of all or parts of retail centres, potentially ranging from local to town centres and the city centre as defined in Development Management policies, from conversion to residential uses. In addition, large scale out of centre office, retail or leisure development will have significant implications, for example for traffic generation, and it will be important to ensure through conditions that the development that takes place is consistent with the evidence provided with the planning application.

299. Tourism, and related developments, are an important part of the local economy and reflect the attractiveness of the environmental and cultural offer in the area. However, it is important that this attraction does not itself lead to damage of the very things that people come here for. In particular, consideration under the Habitat Regulations will be needed for such developments. The requirements set out under Policy 3 for new residential development will apply to tourist accommodation development; and a Habitat Regulations Assessment (HRA) will be required for significant tourism, leisure, cultural or environmental development which would impact on a Habitats Regulations protected site.

POLICY 6 - THE ECONOMY

POLICY 6 - THE ECONOMY

1. Sufficient employment land is allocated in accessible locations to meet identified need and provide for choice. **Opportunities for sustainable access to sites should be maximised through development proposals and infrastructure investment.**
2. The needs of small, medium and start-up businesses are addressed through:
 - the allocation and retention of smaller scale employment sites across the area, **with limited expansion where this can be justified;**
 - encouraging the provision of small-scale business opportunities in all significant residential and commercial developments and through the appropriate use of rural buildings;
 - Encouraging flexible building design and innovative approaches in new and existing residential developments to encourage local working and business opportunities.
3. Larger scale needs are addressed through the allocation of sufficient land to provide a choice and range of sites, including **key**¹¹⁵ strategic sites targeted at specific sectors. Investment strategies will ensure that a readily available supply of land is maintained throughout the plan period.
4. Land identified for employment uses in this local plan will only be considered for other uses that are ancillary to and supportive of its employment role.
5. Tourism, leisure, environmental and cultural industries will be promoted and assisted by:
 - the general emphasis in this local plan on achieving high quality design, resource efficiency, environmental enhancement and retention of local distinctiveness;
 - **implementation, protection, enhancement and expansion** of the green infrastructure network;
 - encouragement for sustainable tourism initiatives and development that supports cultural industries;
 - promotion of the creative industries cluster focussed on the city centre.
6. Opportunities for innovation, skills and training will be expanded through facilitating the expansion of, and access to, vocational, further and higher education provision.

StrategicKey strategic employment areas

StrategicKey strategic employment areas and their main uses are:

Strategic Employment area and their primary uses	Existing undeveloped land available (hectares, April 2018)	New allocations (hectares)	Total employment allocations (hectares)

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¹¹⁵ Key strategic employment areas are Identified as "Tier 1" and of particular significance to economic growth in the Norfolk Strategic Planning Framework

Norwich city centre with a focus on expansion of office, digital and creative industries, retail and leisure provision	30.8 (all part of mixed-use sites)	0	30.8
The Norwich Airport area and in particular: <ul style="list-style-type: none"> a new site on the northern edge of the airport accessed directly from the Broadland Northway of 40ha <u>46.5ha</u> and focussed on aviation related activities; and a site of around 30ha <u>35ha</u> at the A140/Broadland Northway junction and focussed on uses benefiting from an airport location 	35	40 <u>46.5</u>	70 <u>75.5</u>
Browick Interchange, Wymondham (for general employment uses)	22	0	22
Longwater - consolidation of activity at through intensification <u>of employment uses</u> and completion of the existing allocation	12	0	12
Rackheath (for general employment uses)	25.6	0	25.6
The complex of general business parks at Thorpe St Andrew (Broadland Business Park, St Andrews Business Park and Broadland Gate);	33.1	0	33.1
Norwich Research Park including the Norfolk and Norwich University Hospital and the University of East Anglia; providing for significant expansion of health, higher education and science park activity	32.7	6.9	39.6
Hethel including a technology park of around 20ha managed to focus on advanced engineering and the growth of technology capabilities	20	0.8	20.8
The Food Enterprise Park at Easton/Honingham <u>supporting the agri-food sector</u>	18.7	0	18.7
Total	229.9	47 <u>754.2</u>	277 <u>6284.1</u>
Town Centres			
The development of new retailing, leisure, offices and other main town centre uses will be subject to the sequential approach <u>and out-of-centre impact assessment</u> , as defined by Government policy and guidance, and will be encouraged at a scale appropriate to the form and functions of the following hierarchy of defined centres:			

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1. **Norwich city centre;**
2. **The town centres of Aylsham, Diss, Harleston and Wymondham, and within the Norwich urban area, the large district centres at Anglia Square/Magdalen Street and Riverside;**
3. **The large village and district centres of: Acle, Coltishall, Hethersett, Hingham, Loddon, Long Stratton, Poringland and Reepham, and within the Norwich urban area at Aylsham Road, Drayton Road, Bowthorpe, Dereham Road, Eaton centre, Earlham House, Harford Place (Hall Road/Sandy Lane), Larkman centre, Plumstead Road, Sprowston Road, Old Catton and Dussindale (Thorpe St Andrew). New district centres to be established in accordance with the Growth Triangle Area Action Plan;**
4. **Local centres, including new and enhanced local centres serving major growth locations.**

Development and investment consistent in scale with the function of the centre are encouraged at all levels of the hierarchy to enhance the range of businesses and facilities available locally. Development should seek to enhance the environment and economy of centres, and of villages with more dispersed services, to protect their function and avoid the loss of commercial premises or local services.

Small scale retail and leisure developments serving local needs are encouraged to serve new residential developments and, subject to impact on local amenity, in existing residential areas and to support village life and promote active travel.

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Alternative approaches

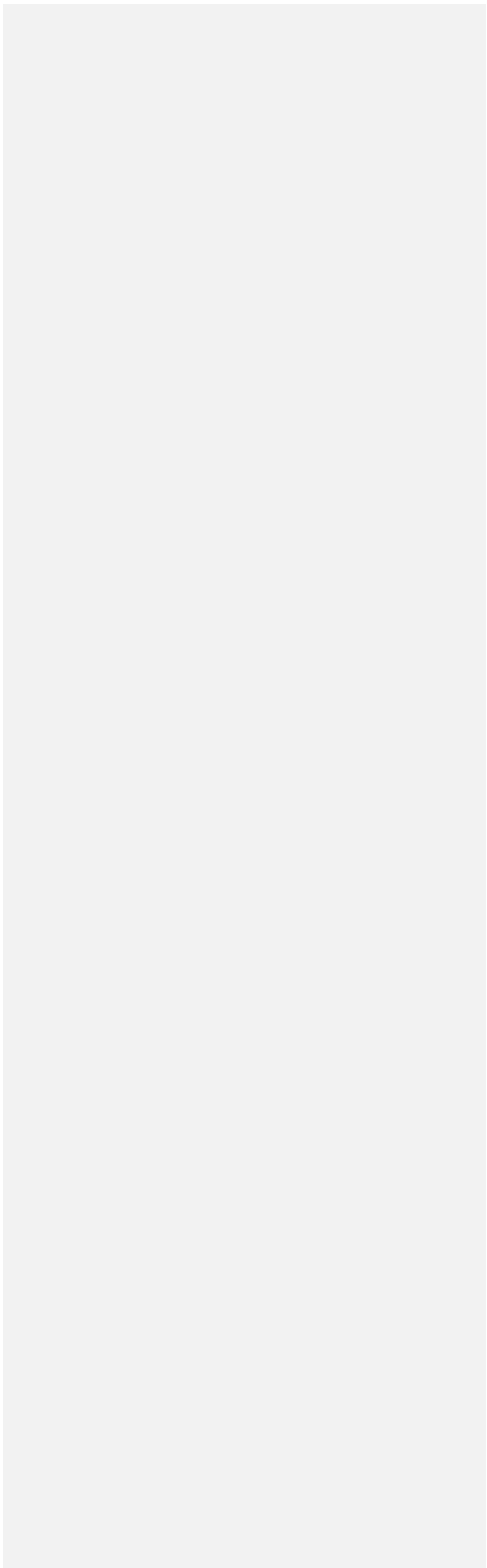
Policy 6 implements NPPF requirements, reflects the New Anglia LEP's strategies and priorities, and is informed by local evidence. While no alternative approaches have been identified to the overall approach detailed changes might be justified.

Consultation Questions for Policy 6—The Economy

34. Do you support, object or have any comments relating to the approach to employment land?
35. Do you support, object or have any comments relating to the approach to tourism, leisure, environmental and cultural industries?
36. Do you support, object or have any comments relating to the sequential approach to development of new retailing, leisure, offices and other main town centre uses?
37. Are there any topics which have not been covered that you believe should have been?

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POLICY 7 – STRATEGY FOR THE AREAS OF GROWTH

Introduction

262-300. Policies 7.1 to 7.4 provide details of the distribution of growth set out in policy 1, along with ~~locationally~~ location specific strategic policies for the different areas of growth within Greater Norwich. The policies for these areas follow the settlement hierarchy:

- 7.1 The Norwich urban area including the fringe parishes;
- 7.2 The Main towns;
- 7.3 The Key service centres;
- 7.4 Village clusters.

263-301. Policy 7.5 provides for small scale windfall development of up to 3 to 5 dwellings per parish during the plan period.

302. Policy 7.6 prepares the way for a new settlement or settlements. These will provide an important element of the next local plan and will start to deliver high quality homes and jobs before the end of this plan's timescales.

264-303. The GNLP Sites Plan provides individual allocations to implement the strategy with the exception of allocations in village clusters in South Norfolk which will be in a separate plan.

Policy 7.1 – The Norwich urban area including the fringe parishes¹¹⁶

265-304. The policy for the Norwich urban area is divided into three sections:

1. The City centre;
2. East Norwich;
3. Elsewhere in the urban area including the fringe parishes.

266-305. This division reflects:

- i. the importance of the city centre to Greater Norwich as a whole, the rapid change in the role of city centres (particularly in relation to retailing and office employment), and the need to promote brownfield regeneration (particularly in the northern city centre), which together create the necessity for a distinctive, detailed and updated planning framework;
- ii. the potential for brownfield regeneration to create a new urban quarter in the long-term in East Norwich;
- iii. the essential role that of the other parts of the urban area and the fringe parishes will play in meeting housing needs through the growth of strategic and smaller scale extensions and small-scale brownfield redevelopment to

¹¹⁶ The Norwich fringe is the built-up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle

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support neighbourhood renewal. The area will also play a key role on meeting employment growth needs, providing sites for the growth of both strategic and local employment uses.

~~267-306.~~ Housing growth of ~~30,560~~32,691 in the area will provide around ~~69~~66% of the total growth in the GNL (see policy 1). The Sites document provides policies for each site allocated to deliver these homes.

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The City Centre

~~268-307.~~ The NPPF requires local planning authorities to plan positively to ensure that town centres remain vibrant, diverse and viable and recognise the role that they will play at the heart of communities by taking a positive approach to their growth.

~~269-308.~~ Norwich city centre is defined in this plan as the area within the city walls, with the addition of Riverside, and areas around the railway station, Norwich City Football Club, and south of the bus station. This is illustrated in map 9 below.

~~270-309.~~ Norwich city centre is the pre-eminent regional centre in the East of England, focused on a historic city centre with a wealth of heritage assets and an unrivalled historic and natural environment. It accommodates the majority of jobs, key services and economic, leisure and cultural facilities serving much of Norfolk and north Suffolk. It is within the top 15 retail destinations in the UK ~~and has the highest proportion of its retail floorspace in its centre of any major city in the country largely as the result of long term restriction of out of town development~~¹¹⁷. The established approach to planning for Norwich city centre has been cited as an example of best practice by Government.

~~271-310.~~ To date, Norwich city centre has proved remarkably resilient in adapting to the unprecedented challenges arising from wider societal changes in employment patterns, shopping habits and leisure activities.

~~272-311.~~ Policy 7.1 details how development will help to shape the city centre to 2038. The centre must continue to be planned in a way which enhances, protects and makes the best use of its distinctive assets and ensures that it remains the focus for the high-value jobs, services and facilities. A strong, vibrant, attractive and thriving city centre is critical to attracting investment in Greater Norwich as the key driver of the area's economy and to supporting the delivery of housing and other development across the plan area.

~~273-312.~~ As changes will inevitably continue, policy 7.1 takes a flexible long-term approach to continuing to promote a vibrant city centre in the context of the decline of high street shopping and the growth of online retailing ~~- which is further impacted by Covid-19 and its economic consequences~~. This flexible approach allows for:

- ~~the expansion and diversification of city centre uses, with retail combining with other uses to foster an attractive and distinctive living and working environment;~~
- ~~protecting and conserving built and enhancing the historic and natural heritage environment~~
- encouraging housing on all suitable city centre sites as part of mixed-use development;
- actively promoting and integrating new retail and other town centre uses in the city centre and resisting out of centre developments;
- attracting and retaining employment in the city centre and resisting loss of office floorspace;

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¹¹⁷ Venuescore 2017. 'UK Shopping Venue Rankings (2017)'

- managing shopping frontages to effectively adapt to change and protect their vibrancy, diversity and attractiveness;
- mitigating the impact of traffic and improving accessibility and connectivity for pedestrians, cyclists and public transport.

274-313. The city centre has the potential to consolidate existing economic sectors as set out in policy 6 and detailed in this policy, such as finance, insurance and retailing, and support significant further growth in key economic sectors, including, ICT/digital culture industries, leisure and tourism. Evidence shows that the character of the city core and property typology are well suited to tech firms and knowledge intensive businesses that function well within city locations that support face to face working. £25 million secured in late 2020 from the Government's Towns Fund will assist in the development of a digital hub, as part of wider investment in the city on transport, infrastructure and skills.

275-314. The city centre also offers considerable potential for brownfield development to promote physical and economic regeneration in areas where there has been long-term decline.

276-315. The ongoing revitalisation of the King Street and Mountergate area has been a notable success, with more sites allocated in this area though this plan to secure further regeneration.

The Northern City Centre

277-316. Anglia Square, a 1960s neighbourhood shopping precinct, forming the main part of the large district centre in the north of the city centre, is also major regeneration priority. The capacity of Anglia Square to deliver a significant element of the plan's housing need on a highly accessible brownfield site means that it has strategic significance for Greater Norwich. The Employment, Town Centre and Retail Study (GVA, 2017) acknowledges the considerable potential of Anglia Square to accommodate a much-enhanced retail and leisure offer including extensive public realm improvements.

278-317. The policy therefore promotes high density, housing-led mixed-use redevelopment of Anglia Square and surrounding vacant land. Redevelopment proposals should also include retailing, employment, community and leisure facilities.

279-318. Regeneration of Anglia Square is also intended to be the catalyst for substantial investment in, and further regeneration of, the wider northern city centre. As a result, the whole of the northern city centre area as defined in map 9 is identified on the Key Diagram as a Strategic regeneration area.

280-319. The northern city centre has been declared a neighbourhood area for planning purposes. This policy provides the strategic context for any more detailed plans for the area.

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~~281-320.~~ ~~At the time of writing,~~ Anglia Square ~~is~~ ~~has been~~ subject to comprehensive mixed-use regeneration proposals which Norwich City Council resolved to approve in December 2018. The Secretary of State ~~has "called-in" the application for determination.~~ ~~"called-in" the application for determination and refused it notwithstanding a recommendation to approve it.~~ ~~The decision gives considerable comfort that medium to high density residential led mixed-use development in this location is appropriate and should be part of this plan. The previous scheme required support to be viable for delivery. It is likely that any future scheme will also require public support to ensure implementation.~~

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~~282-321.~~ To provide strategy on the wide range of planning issues affecting the city centre, the remainder of the city centre element of the policy is divided into six sections on: the economy; retail and main town centre uses; leisure, culture, entertainment and the visitor economy; housing; the natural and built environment and access and transportation.

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~~283-322.~~ The policy seeks to attract and retain employment in the city centre by boosting employment sectors identified by evidence in the GVA study as having most growth potential, in particular knowledge based and digital creative industries, providing for a suitable range and choice of employment premises particularly in locations which are well related to transport hubs, offer good linkages with existing and expanding business networks and provide high value employment opportunities as part of the regeneration of key sites and areas. A key part of retaining employment in the city centre will be to reverse the significant loss of office employment. To this end the city centre policy provides the basis for the subsequent introduction of an Article 4 direction or directions to manage the loss of ~~B1(a)~~ office floorspace¹¹⁸, and ensure a supply of suitable sites and premises for the of key city cent employment growth sectors, most particularly digital and creative industries.

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~~284-323.~~ Retail and other main town centre uses policy set out in policy 7.1 provides flexibility and recognises the trend for changing uses and functions in city centres. The aim is to ensure the centre provides an attractive location in which people can experience a complementary range of different uses, services and activities, including retailing. The Norwich City Centre Retail Strategy¹¹⁹, prepared by the Norwich Business Improvement District endorses this approach. It acknowledges that a vibrant, diverse and accessible offer providing a range of different experiences for the visitor, alongside promotion of a strong and distinctive sense of place and identity, will be key to the long-term economic success of Norwich city centre.

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~~285-324.~~ Policy 6 places the city centre retail area at the top of the retail hierarchy, with the large district centres at Riverside and at Anglia Square, Magdalen Street and St. Augustines providing a complementary role and meeting more day to day needs. The extent of, and more detailed policies for, the city centre retail area, and the primary and secondary retail areas within it, along with the large district centres, are set out in existing development management policies.

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¹¹⁸ Current Use Class E(g (i)) (Previously falling under B1(a) prior to 1st September 2020)

¹¹⁹ Norwich City Centre Future Retail Strategy, The Retail Group on behalf of Norwich BID, June 2019

~~286-325.~~ The GVA study floorspace calculates that 11,000-15,000 square metres of additional comparison retail floorspace will be required in the Norwich urban area by 2027. However, in the light of potentially rapid further changes in comparison retailing it is premature to allocate any new retail sites. This will be revisited in the review of the plan when the future of retailing becomes clearer. The study forecasts no significant need for additional convenience retail floorspace by 2027.

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~~287-326.~~ In view of the rapidly changing retail picture and, based on recent trends, the possibility of further losses in retail representation, the reservation of a specific site for retail development is inappropriate. Any additional comparison retail floorspace will primarily be accommodated through the intensification of retail use on existing sites.

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~~288-327.~~ Development to support speciality, independent and small-scale retailing is encouraged by the policy. This allows for additional convenience goods floorspace to be provided for through smaller food store development to support new mixed-use development and regeneration.

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~~289-328.~~ The policy also prioritises vibrancy, activity and diversity of uses in defined retail areas outside of the defined primary retail area, permitting the use of redundant floorspace for other uses, including the re-use of upper floors.

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~~290-329.~~ The policy supports the delivery of more high-quality housing on suitable sites, generally as part of mixed-use development, except where including housing in redevelopment could affect the commercial vitality and viability of the centre. It also supports the expansion of further and higher education facilities and promotes development to augment the supply of purpose-built accommodation for students in the city centre.

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~~291-330.~~ The policy encourages the development of new leisure and cultural facilities, hotels and other visitor accommodation to support the delivery of a broader range of activities in the city centre and strengthen Norwich City Centre's role as a visitor and cultural destination.

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~~292.~~ ~~The changing role of late-night entertainment in the city centre is addressed through the policy accepting both evening and late-night uses throughout the centre subject to managing impacts on adjoining occupiers and protecting residential amenity through controls on opening hours and imposition of conditions to limit potential noise and disturbance.~~

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~~293-331.~~ To supplement policy 3 for the built and natural environment, policy 7.1 promotes innovative design with reference to the National design guide¹²⁰ and the City Centre Conservation Area Appraisal, particularly at gateways, and supports further delivery of the riverside walk and the River Wensum Strategy.

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~~294-332.~~ To support the above, development is required to assist in implementing accessibility, legibility and permeability measures within the city centre. These are likely to comprise improvements to the public transport, walking and cycling networks to enhance

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¹²⁰ <https://www.gov.uk/government/publications/national-design-guide>

connectivity, including public realm works. This will be led by the Transport for Norwich strategy.

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East Norwich

~~295-333.~~ East Norwich, which consists of brownfield regeneration sites by the rivers Wensum and Yare at Carrow Works, the Deal Ground and the Utilities Site, and land in front of ATB Laurence Scott fronting the Wensum, linking to allocation CC16 (Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way), is defined ~~on~~ⁱⁿ map ~~89~~⁹⁰ below. It has the potential in the long-term to create a new sustainable urban quarter for Norwich, to act as a catalyst for additional regeneration in neighbouring urban areas and to contribute significantly to growth of the Greater Norwich economy. As a result, it is identified as a strategic regeneration area on the Key Diagram.

~~334.~~ To ensure growth is co-ordinated, overcomes local constraints and is well-designed in a sensitive location in and adjacent to the Broads Authority area, the policy requires regeneration to be guided by an area-wide masterplan supplementary planning document. The masterplan will be produced by consultants, with procurement being well advanced. Funding is being provided from the site landowners and other partners in the East Norwich Partnership (a new public sector led partnership led by the city council) including Homes England and Network Rail. Significant additional funding has recently been secured from the Towns Fund to progress the masterplan and acquire land in order to maximise the chances of successful delivery. It is expected that the masterplan's findings will inform implementation of this strategy and ensure that possible blockages to delivery can be overcome.

~~296-335.~~ The masterplan will promote development of a high density sustainable mixed-use community, co-ordinate delivery of new transport infrastructure and services, enhance green links, provide for a local energy network, enhance heritage assets, protect Carrow Abbey County Wildlife Site and address local issues including the active railway, the protected minerals railhead and flood risk issues.

~~Note: There is currently uncertainty about the Britvic/Unilever Carrow Works site. As a result, policy in relation to this site could be amended in the Publication (Regulation 19) version of the plan.~~

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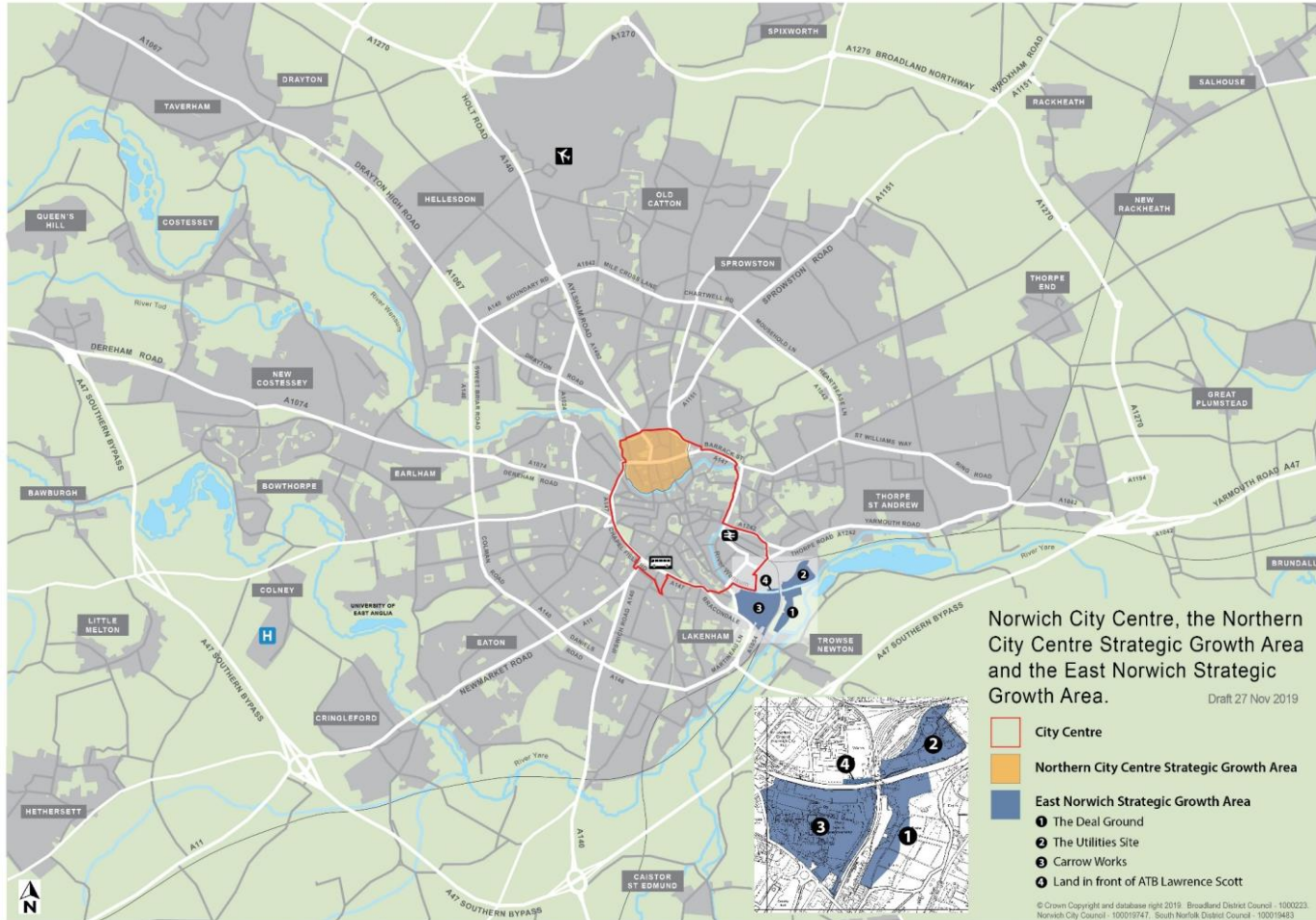
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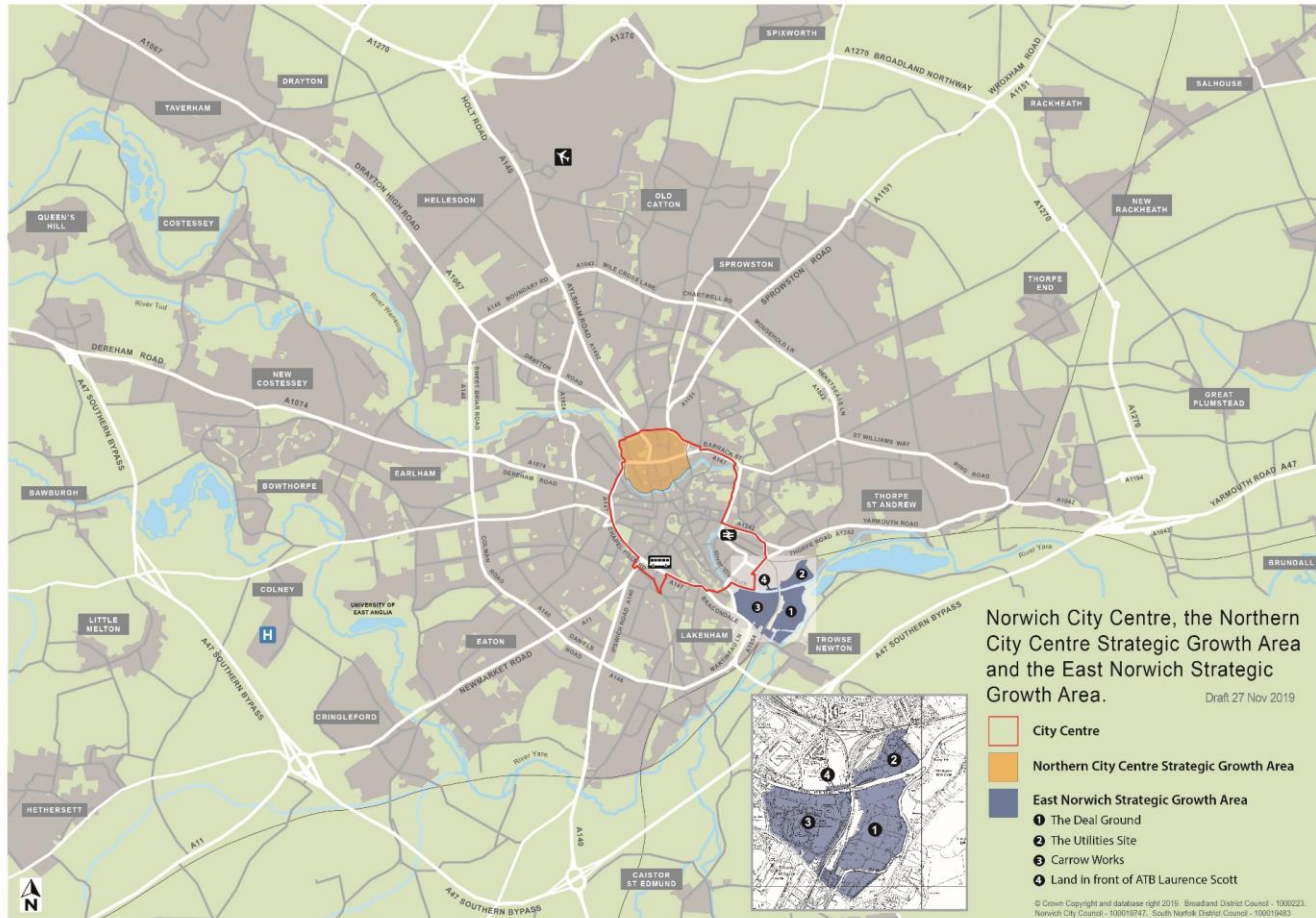
Map 9 - Norwich City Centre, the Northern City Centre Strategic Growth Area and the East Norwich Strategic Regeneration Area



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Elsewhere in the urban area, including the fringe parishes

~~297-336.~~ Reflecting the settlement hierarchy set out in policy 1, development elsewhere in the urban area and in the fringe parishes within Broadland and South Norfolk areas will support sustainable housing and employment growth on sites with good access to services.

~~298-337.~~ The area contains substantial communities located in residential areas with the benefits of being accessible to the services, facilities and employment that are located here and in the city centre. It also has the advantage of being located near to the countryside which adds to its attraction. This proximity makes the area attractive both as a place to live and for the location of employment.

~~299-338.~~ The importance of this area to the strategy for Greater Norwich is illustrated by the fact that it will provide almost half of the housing growth and the majority of the strategic employment areas.

~~300-339.~~ Housing growth in the area will consist of limited numbers of brownfield developments in existing built up areas, along with significant growth in both strategic and smaller scale extensions to the urban area.

~~301-340.~~ As set out in policy 6, strategic employment growth will be in accessible locations at Norwich Research Park, Easton/Honingham, Longwater and the Growth Triangle. Growth at these employment locations will provide sites for both knowledge intensive industries, particularly on existing and newly allocated sites at Norwich Research Park, and for building a broad-based economy. Development at Norwich Research Park and Easton and Honingham will address transport and infrastructure impacts to mitigate constraints of the proposed developments on the existing highway infrastructure.

~~302-341.~~ Further growth is planned at UEA through intensification of uses within the campus and its limited expansion. This is in line with evidence supporting growth as part of wider expansion of the education sector and of Norwich Research Park, both of which are key to economic growth in Greater Norwich.

~~303-342.~~ In line with its adopted Area Action Plan, and with the addition of a site for over 1,200 new homes at White House Farm in Sprowston allocated through this plan, the Growth Triangle provides for ~~almost~~approximately 13,000500 new homes to 2038, along with the growth strategic employment areas close to Norwich Airport, at ~~Rackheth~~Rackheath and in Thorpe St. Andrew.

~~304-343.~~ Other strategic housing growth locations of over 1,000 homes will provide well located new communities in the west of the area. These consist of new and expanded communities in Cringleford, Easton, Costessey, and Hellesdon and the completion of the long-term urban extension at Three Score, Bowthorpe. Development at Costessey will address transport and infrastructure impacts to mitigate constraints of the proposed developments on the existing highway infrastructure particularly relating to the A47 Longwater Junction.

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305-344. This and other policies in the development plan ensure that such growth will be positive, adding to the choices in terms of location and quality in the area in an appropriate manner. In particular, major development should be integrated with existing communities both physically, through connecting roads, footways, cycleways, bridleways (where appropriate) and green infrastructure, and socially for example through recreational provision on new developments or improvements to existing provision.

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POLICY 7.1 – The Norwich Urban Area including the fringe parishes

POLICY 7.1 – The Norwich Urban Area including the fringe parishes

Norwich and the fringe parishes¹²¹ will be the area's major focus for jobs, homes and service development to enhance its regional centre role and to promote major regeneration, the growth of strategic and smaller scale extensions and redevelopment to support neighbourhood renewal. The area will provide 30,500 additional homes and sites for a significant increase in jobs, including around 257 hectares of undeveloped land allocated for employment use.

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To achieve this, development sites will be focussed in the city centre, in strategic regeneration areas in East Norwich and the Northern City Centre and at strategic urban extensions¹²² in the north-east and west as well as other locations across the urban area as follows:

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Housing

Part of Norwich Urban area	Existing deliverable commitment (including uplift + delivery 2018/19)	New allocations	Total deliverable housing commitment 2018 - 2038
City centre			
Northern City Centre Strategic Regeneration Area	1,891,533	5025	1,941,558
Other city centre sites	2,729,724	130,200	2,859,924
City centre total	4,620,257	130,225	4,800,482
East Norwich			

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¹²¹ The Norwich fringe is the built-up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle

¹²² Strategic urban extensions/strategic housing growth locations will each provide over 1,000 new homes from 2018 to 2038

Employment

Part of Norwich Urban Area	Existing undeveloped employment allocations (hectares, April 2018)	New allocations (hectares)	Total undeveloped employment allocations (hectares)
See policies 1 and 6 for the strategic sites in the Norwich Urban Area	187.9	46.9	245.8
Hellesdon	1.4	0	1.4
Taverham	5.6	0	5.6
Harford Bridge	4	0	4
Norwich urban area total	198.9	46.9	256.8

Other small-scale housing and employment development will be acceptable in principle elsewhere in the Norwich urban area subject to meeting other policies in the development plan.

The City Centre

Norwich city centre's strategic role as key driver for the Greater Norwich economy will be strengthened. Development in the city centre will provide a high density mix of employment, housing, leisure and other uses. Intensification of uses within the city centre to strengthen its role as a main regional employment, retail, cultural and visitor centre, providing a vibrant and diverse experience for all, will be supported.

Comprehensive redevelopment of the large district centre at Anglia Square and surrounding vacant land will provide a viable, high density, housing-led mixed-use development including retailing, employment, community and leisure facilities. The redevelopment of Anglia Square will be the catalyst for change in the wider Northern City Centre strategic regeneration area identified on the Key Diagram and defined in map 9.

1. Economy

To ensure a strong employment base, development should provide a range of floorspace, land and premises as part of mixed-use developments. Development should promote more intensive use of land to meet identified needs for start-up and grow-on space for small and medium sized enterprises including the digital creative industries, technology, financial and cultural and leisure services clusters. To support this, loss of existing office floorspace will be resisted.

Development of buildings for further and higher education, training and lifelong learning will be supported in the city centre. The development of purpose-built student accommodation will be accepted where it accords with the criteria in policy 5.

2. Retail and main town centre uses

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The centre's retail function will be supported as part of a complementary range of uses. Provision for any additional comparison retail floorspace will primarily be met through the intensification of retail use on existing sites.

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Proposals for new development and change of use in primary and secondary retail areas and large district centres (as defined in policy 6) will be accepted where they:

- contribute to meeting identified needs for new retail floorspace and other main town centre uses, including speciality and independent shopping and small-scale retailing; or
- promote diversification of services and facilities to ensure that vitality and vibrancy can be maintained throughout the day and evening; or
- provide mixed-use development including housing, high quality employment, flexible working, education, leisure, culture and entertainment, where this supports and complements the function of the centre; or
- secure the beneficial redevelopment and adaptation of disused and underused land and premises including redundant retail floorspace.

3. Leisure, culture and entertainment and the visitor economy

The city centre's leisure cultural and entertainment offer will be supported and expanded. Development of new leisure and cultural facilities, hotels and other visitor accommodation to strengthen the city centre's role as a visitor and cultural destination will be accepted in accessible locations well related to centres of activity and transport hubs. Leisure uses, including uses supporting the early evening and late night economy, will be accepted in all areas of within the defined city centre leisure area where noise and disturbance issues can be mitigated, and where they do not have detrimental effect on the retail offering, especially in the primary retail area. A sequential approach will be used to determine applications for leisure uses outside the defined leisure area. Late-night uses will only be accepted in the designated Late-Night Activity Zone.

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4. Housing

To maximise the potential of the city centre to deliver new homes, housing will be required on the specific allocated sites detailed in the Sites document.

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5. The Built, Natural and BuiltHistoric Environment

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~~The~~To protect and enhance the distinctive natural and built environment and heritage assets of the city centre:

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- A programme of improvements to public spaces, as illustrated in a public realm infrastructure plan, will be implemented through a combination of public investment on the highway / publicly owned land and private investment in association with development proposals;
- New development proposals should will respect the character of the city centre conservation area and address the principles set out in the City Centre Conservation Area Appraisal (or any successor), providing innovative and sustainable design; in particular in relation to scale, mass, height, layout and materials;
- Riverside development should provide a riverside walk and will assist in delivering the policies/ priorities of the River Wensum Strategy (or any successor);

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- ~~New landmark buildings at the gateways to the city centre will be accepted where they are), including provision of exceptional quality and help to define or emphasise the significance a riverside walk. Riverside development should support and enable achievement of the gateway strategy's longer-term plans.~~

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6. Access and Transportation

Development will be required to contribute to measures promoted by Transport for Norwich to improve accessibility, connectivity, legibility and permeability within the city centre.

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East Norwich

Development of sites allocated in the East Norwich strategic regeneration area identified on the Key Diagram and defined on map 89 including Carrow Works, the Deal Ground and the Utilities Site will ~~contribute to the comprehensive long-term development of an innovative, high density, create a highly sustainable, mixed-use gateway quarter. This accommodating substantial housing growth and optimising economic benefits~~ Development across the sites will provide ~~a minimum in the region of 24,000 additional homes in the plan period and significant new employment opportunities for around 6,000 jobs.~~ East Norwich also has the potential to act as a long-term catalyst for regeneration of the wider area, potentially including the following sites if they become available:

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- Redevelopment of land adjoining the railway between the Deal Ground and Carrow Works as part of the wider East Norwich strategic growth area masterplan supplementary planning document;
- Land east of Norwich City F.C.;
- ~~Land owned by Network Rail on Lower Clarence Road and Koblenz Avenue~~
- Intensification of uses at Riverside and
- Regeneration in the Rouen Road area.

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Site proposals within the East Norwich strategic regeneration area will meet the requirements of an area-wide masterplan to ensure co-ordinated development. This will include:

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- ~~creating an exemplar design approach, building at high densities and maximising the riverside regeneration potential to create a distinct, highly sustainable mixed-use community and new gateway quarter for the city, built at high densities, taking account of its setting adjacent to the Broads;~~
- ~~creating an inclusive, resilient and safe community in which people of all ages have good access to high quality homes that meet housing needs~~ the provision of area-wide economic and social infrastructure and services, including ~~retained (but not limited to) the creation of new~~ employment opportunities, a new local centre, and a new primary school should need be established;
- establishing an integrated access and transportation strategy which emphasises sustainable accessibility and traffic restraint, and allows for connectivity and permeability within and between the sites in the strategic regeneration area and beyond, including north-south links between Trowse and Bracondale and the north bank of the Wensum and Thorpe Road / Yarmouth Road, and east-west between the city centre, ~~the railway station,~~ and Whitlingham Country Park and the Broads

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including an extended riverside walk on the north and south banks of the Wensum. Proposals should be designed for ease of access to, and by, public transport, with appropriate bridge provision to ensure the sites are fully permeable by sustainable transport modes;

- planning development effectively to manage and mitigate the impact of vehicular traffic from the site/s on the local highway network including the Martineau Lane roundabout, Bracondale and King Street;
- protecting and enhancing green infrastructure assets, corridors and open spaces within the area, including enhancing linkages from the city centre to the Broads, Carrow Abbey County Wildlife Site the wider rural area and elsewhere in Norwich, to include pedestrian/cycle links between Whitlingham Country Park and the city centre;
- providing for sustainable energy generation, including a local energy network serving the area as a whole;
- protecting and enhancing the sites' and wider city's rich heritage assets, Carrow Abbey, Carrow House, Trowse Pumping Station, Thorpe Hall, and their settings, and the Bracondale, Thorpe Ridge, Trowse and Thorpe St Andrew Conservation Areas;
- achieving high quality, locally distinctive, energy efficient and flood resilient design which addresses identified risks from river and surface water flooding and mitigates against potential sources of noise and air pollution and establishes strong built frontages along the River Wensum and the defining network of streets and spaces with the sites;
- addressing and remediating site contamination; and
- planning to allow scope for greater use of the Rivers Wensum and Yare for water-based recreation, leisure and tourism including the potential inclusion of marinas and riverside moorings and access for waterborne freight subject to not impeding navigation of either river.

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Elsewhere in the urban area including the fringe parishes

The remainder of the urban area including the fringe parishes will provide for a significant proportion of the total growth in Greater Norwich. Development will provide a range of sites for different types of housing, employment and community uses that are accessible and integrate well with the existing communities. It will provide necessary infrastructure, with a focus on public transport, walking and cycling, as well as social and green infrastructure.

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Growth will include:

- Development of strategic and smaller scale urban extensions at existing locations committed for housing and employment uses as set out in the tables above (including that within the adopted Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle Area Action Plan), with uplift on existing allocated sites in Cringleford, Easton and Three Score (Bowthorpe);
- Significant new development proposals (including the expansion of the Norwich Research Park, and a large new allocation for homes in the Growth Triangle in Sprowston);
- Development at the University of East Anglia to cater for up to 5,000 additional students by 2038 through intensification of uses within the campus and its limited expansion;
- Development sites in the Sites document which will support neighbourhood-based renewal on brownfield sites, with densities highest in the most accessible locations and

- Enhancements to the green infrastructure network which will include links to and within the Wensum, Yare, Tud and Tas Valleys, Marriott's Way and from Mousehold through the north-east growth triangle as set out in ~~map 8~~ **maps 8A and B**, along with local networks.

In addition, a large contingency site is identified in Costessey to be brought forward if delivery of housing in the GNLP area does not meet local plan targets.

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Alternative approaches

~~The Norwich urban area policy covers a wide range of issues.~~

~~The policy for the City centre tries to promote and balance a wide range of potentially competing uses. Although all these uses need to be accommodated, there could be several alternative approaches or different emphases to achieve this.~~

~~The policy allows for evening and late night leisure uses across the city centre. An alternative would be to retain the current approach of focussing such uses in specific areas of the city centre.~~

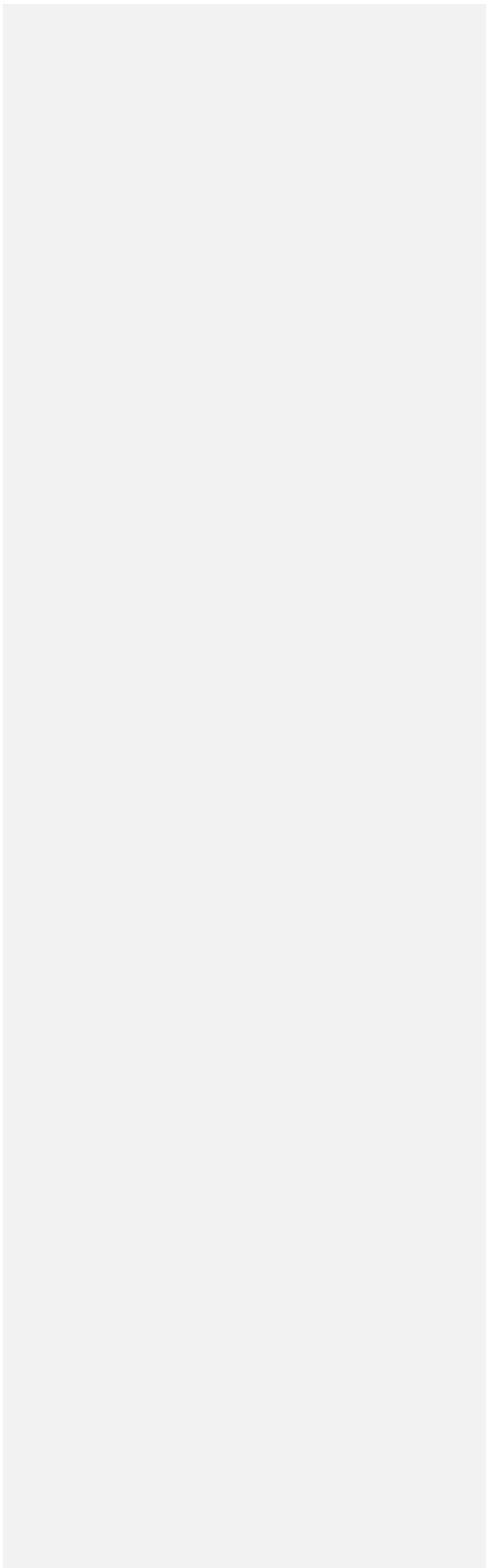
~~The policy identifies a large contingency site at Costessey. If clear evidence for delivery is submitted, an alternative approach would be to allocate the site (increasing the overall level of residential allocations in the plan).~~

Consultation Questions for Policy 7.1 – The Norwich Urban area including the fringe parishes

38. Do you support or object or wish to comment on the approach for the city centre? Please identify particular issues.

39. Do you support or object or wish to comment on the approach for East Norwich? Please identify particular issues.

40. Do you support or object or wish to comment on the approach for elsewhere in the urban area including the fringe parishes? Please identify particular issues.



Policy 7.2 The Main Towns

~~306-345.~~ In line with the settlement hierarchy, the main towns of Aylsham, Diss (with part of Roydon), Harleston, Long Stratton and Wymondham collectively provide ~~just over 6,342~~800 homes, around 14% of the proposed housing growth planned to 2038.

~~307-346.~~ The towns play a vital role in the rural economy, providing employment opportunities and services for wider hinterlands. As such, they are engines of rural growth and it is important that they are enabled to grow at appropriate scales, having regard to infrastructure and environmental issues, to enable them to thrive. Growth in these towns will have good access to services.

~~308-347.~~ Some development is already identified for the towns through existing local plans. In particular, major development proposals are set out in the Long Stratton and Wymondham Area Action Plans (AAPs), which are not superseded by the GNLP and continue to operate.

~~309-348.~~ Since allocations meet growth needs, in line with other policies in this plan, windfall sites will be limited to locations within and, for very small developments limited to 35 homes, adjacent to settlement boundaries.

~~310-349.~~ Retail evidence¹²⁵ suggests that there will not be the need for major additional retail expansion in the main towns, with the possible exception of Diss. Since retailing is experiencing significant changes, no land allocations are made through the plan. This policy and policy 6 allow for such development, prioritising town centre locations, if new evidence justifies it.

Aylsham

~~311-350.~~ Aylsham has a good range of shops and services in and around its attractive and historic centre and local employment opportunities. Transport links to and from the town via the A140 are good, including regular bus services to Norwich and North Norfolk. Delivery of housing has been good in recent years and ~~just over 200~~229 homes remain to be delivered from 2018 commitments.

~~312-351.~~ The Bure Valley and the Marriott's Way form the core of a well-developed local and strategic green infrastructure network and development could support further improvements.

~~352.~~ To support the continued vitality of Aylsham and to locate an appropriate amount of growth in this main town, 300 additional homes are allocated on a site to the south-east of the town centre through the GNLP. ~~The site has and 250 homes off the Norwich Road to the south, the latter including specialist retirement homes. Both sites have~~ good access to the A140 and public transport. A new primary school required to serve growth in the town is included in the south-eastern allocation.

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¹²⁵ Greater Norwich Employment, Town Centre and Retail Study (~~The GVA Study~~ The GVA Study)

313-353. Anglian Water plans to increase capacity at the local water recycling centres at Aylsham and Belaugh to serve growth.

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Diss (with part of Roydon adjacent to Diss)

314-354. Diss is strategically located on the Norwich to London railway line and the A140 and A143 provide road links to Norwich, Ipswich, east coast ports and Bury St. Edmunds. Diss is also a hub for local bus links.

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315-355. Diss has the widest range of shops and services of the main towns, as well as a broad range of employment opportunities mainly located to the east of the town centre close to the railway. The shops and services are mainly within the attractive town centre of Diss, which has significant pedestrian priority areas, along with supermarkets on Victoria Road. Diss Mere and its surrounding green space provide a distinctive focal point for the town centre.

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316-356. These locational attributes and connectivity provide the potential for economic growth as an enhanced centre serving a large rural hinterland in South Norfolk and northern Suffolk.

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317-357. Diss and Roydon are in the Waveney Valley. The valley provides an attractive setting for the settlements and is the hub of an extensive green infrastructure network including the Angles and Boudicca Ways.

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318-358. While delivery of housing has been good in recent years, associated environmental constraints place limits on the potential for housing expansion. Local evidence¹²⁶ shows that traffic constraints, particularly on Victoria Road, also reduce the potential for significant additional expansion.

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319-359. The existing commitment of just over 300 dwellings in April 2018 is complemented by a ~~brownfield~~ strategic requirement for an additional 400 homes set by this plan. 150 of these homes are allocated through this plan on a site neighbouring the railway station, which offers the. Making use of consultation on potential for medium to high density development, along with a greenfield allocation to sites undertaken through the GNLP, the north of the town. The latter provides Diss and District Neighbourhood Plan will allocate land for a short link road between radial routes. Together, these sites provide 400 additional homes, so a total increase of just over 700 homes is planned to 2038. the remaining 250 homes.

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320-360. Evidence¹²⁷ suggests that Diss has the best potential of the main towns for retail growth, which could be accompanied by further improvements to the public realm and a strengthened food and beverage offer in the town centre.

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¹²⁶ In the emerging Diss Market Town Network Improvement Strategy (NIS) In the Diss Network Improvement Strategy

¹²⁷ Greater Norwich Employment, Town Centre and Retail Study (The GVA Study) The GVA Study

321-361. The GVA Study also shows that Diss has the potential for jobs growth on existing undeveloped allocated employment land, particularly for manufacturing, including high value activities. The sites are close to the railway line and have good access to a large neighbouring employment area at Eye Airfield, allowing for complementary activities.

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Harleston

322-362. Harleston has a smaller range of more specialist retail facilities and services which provide for a more local catchment in South Norfolk and northern Suffolk. These have the potential for expansion. It has good road links to the east and west via the A143 and access to Norwich via the A140 will be improved by delivery of the Long Stratton ~~by-pass~~bypass. A local bus network is focussed on the town.

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323-363. Harleston is close to the River Waveney and the Angles Way along the valley forms part of the strategic green infrastructure network.

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324-364. Housing delivery has been good in Harleston in recent years. The plan allocates two sites to the south-east of the town centre within the A143 ~~by-pass~~bypass and close to employment areas. The sites provide for ~~450~~550 new homes ~~and significant areas of open space including specialist retirement accommodation,~~ in addition to the April 2018 commitment of around 170 dwellings. Growth of just ~~over 600~~under 800 new homes in Harleston to 2038 will support the retention and expansion of services and jobs in this attractive market town, ~~as well as providing accommodation for older residents.~~

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Long Stratton

325-365. ~~Due~~Owing to the scale of the existing commitment in Long Stratton, which will both provide a ~~by-pass~~bypass (see paragraph 230), and the growth of services supporting its classification as a main town, this plan does not make further allocations in addition to Long Stratton's Area Action Plan (AAP). Evidence¹²⁸ shows that the scale of the commitment means that parts of the site allocated in the AAP will not be delivered until after 2038. There may be further potential capacity for development within the existing allocation, beyond the 1,875 homes that are the subject of current planning applications; however, these would be unlikely to be delivered until late in the plan period, or beyond.

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326-366. The AAP identifies some infrastructure capacity constraints, particularly in relation to Long Stratton Water Recycling Centre, although Anglian Water plans to increase capacity to serve growth. The GNLP is not intended to replace the AAP, which may therefore be reviewed separately later to address the delivery of additional housing in Long Stratton, if required.

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Wymondham

¹²⁸ Analysis of Commitments

~~327-367.~~ The plan allocates two sites in Wymondham for a total of ~~100150~~ additional dwellings to 2038. With the major housing commitment and employment expansion set out in Wymondham's Area Action Plan, this means that the town will grow by around 2,600 homes, along with strategic employment growth at Browick Road. This will both support Wymondham's role as a main town serving the south-west of Greater Norwich and contribute to the development of the Cambridge Norwich Tech Corridor.

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~~328.~~ Due to its strategic location, the settlement of Wymondham is also identified for a contingency of 1,000 additional dwellings to be brought forward if delivery of housing in the GNL area does not meet local plan targets.

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Note: At this Regulation 18 stage, no specific site in Wymondham has been identified to provide this contingency housing allowance.

~~329-368.~~ Anglian Water plans to increase capacity at the local water recycling centre at Wymondham to serve growth.

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~~369.~~ Transforming Cities funding has been awarded to improve access to Wymondham railway station.

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~~330-370.~~ The strategic gaps identified through this plan and other policies in the development plan aim to prevent coalescence of Wymondham and Hethersett. The gap between the two settlements is focussed on Kett's Oak.

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POLICY 7.2 – THE MAIN TOWNS

POLICY 7.2 – THE MAIN TOWNS

The Main Towns of Aylsham, Diss (with part of Roydon), Harleston, Long Stratton and Wymondham will continue to be developed to enhance their function as attractive places to live and providers of employment and services to serve the towns and their hinterlands, with substantial levels of development expected to take place. This will provide for around ~~6,300850~~ additional homes and sites for employment and commercial land and related infrastructure.

The identified levels of development, including growth committed in the Long Stratton and Wymondham Area Action Plans, are:

Housing

Main Town	Existing deliverable commitment (including uplift + delivery 2018/19 and 2019/20)	New allocations	Total deliverable housing commitment 2018 - 2038
Aylsham	221229	300550	521779
Diss (with part of Roydon)	343363	400	343763
Harleston	172172	450555	622727
Long Stratton	1,892922	0	1,892922
Wymondham ¹²⁹	2,463465	100150	2,563615
Total	5,092151	1,350655	6,442806

Other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the development plan.

Employment

Main Town	Existing undeveloped employment allocations (hectares, April 2018)	New employment allocations (hectares)	Total employment allocations (hectares)
See polices 1 and 6 for the strategic site in Wymondham	22	0	22
Aylsham	4	0	4

¹²⁹ The settlement of Wymondham is also identified as a contingency for 1,000 additional dwellings to be brought forward if delivery of housing in the GNL area does not meet local plan targets. At this Regulation 18 stage, no specific site has been identified to provide this contingency housing allowance.

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Diss (with part of Roydon)	10.8	0	10.8
Harleston	6.8	0	6.8
Long Stratton	12.5	0	12.5
Wymondham	2.1	0	2.1
Total	58.2	0	58.2

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Other small-scale employment development will be acceptable in principle elsewhere in the towns subject to meeting other policies in the development plan.

Retail and other town centre type uses should be located in or adjoining the town centres. Proposals which support speciality and independent shopping, small-scale retailing and diversification of services and facilities will be encouraged.

Enhancements to the multi-functional green infrastructure network will be provided by development to contribute to the strategic network as set out in [map 8 maps 8A and B](#) and to linking local networks.

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Alternative approaches

The main towns of Aylsham, Diss (with part of Roydon), Harleston, Long Stratton and Wymondham are drivers of the rural economy and it is important they can grow at appropriate scales. The plan identifies sites for approximately 14% of new housing in main towns.

Much of the proposed development has planning permission. The approach being taken recognises the already significant commitments in main towns, especially in Long Stratton and Wymondham. More capacity for new allocations is available in Aylsham, Diss (with part of Roydon), Harleston and Wymondham.

The 14% proportion of new housing could be increased as a large number of reasonable alternative sites have been proposed in the main towns.

However, overall the preferred option is considered to provide a suitable amount of growth in relation to the settlement hierarchy, infrastructure and local constraints.

The Sites document sets out the preferred option and reasonable alternative sites.

Consultation Questions for Policy 7.2 – The Main Towns

41. Do you support or object or wish to comment on the approach for the main towns overall? Please identify particular issues.

42. Do you support or object or wish to comment on the approach for specific towns (Aylsham, Diss (with part of Roydon), Harleston, Long Stratton and Wymondham)? Please identify particular issues.

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Policy 7.3 The Key Service Centres

331-371. The Key Service Centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham provide 3,417,679 homes, around 87% of the proposed housing growth. This reflects the settlement hierarchy and is made up of significant existing commitments, with additional sites allocated through this plan in the locations with the best opportunities for further growth and the fewest constraints.

332-372. The Key Service Centres have a relatively good range of services, access to public transport and employment opportunities and play a vital role in serving the rural areas. This role is intended to continue with development taking place at appropriate levels.

333-373. High amounts of existing commitments and environmental and infrastructure constraints limit the potential for additional housing growth through this plan at Blofield, Brundall, Poringland / Framingham Earl and Reepham. Traffic constraints and proximity to the Broads at Wroxham restrict growth.

334-374. The focus of additional housing growth identified through this plan is therefore at Acle, Hethersett, Hingham and Loddon / Chedgrave.

335-375. Acle has been identified for additional growth on well-located sites which ~~could~~ will provide a link road to the west of the village. The village has a good range of services including a secondary school. It also has good bus and rail services and is strategically located between Norwich and Great Yarmouth to benefit from employment growth, including in the offshore energy sector.

336-376. Hethersett is close to Norwich and within the Cambridge Norwich Tech Corridor. It has a range of services including a secondary school and good access to other services, with good public transport links to Norwich and Wymondham. It also has good access to employment opportunities at a range of strategic and more local sites. As a result, major development is committed to the north and west of the village and additional growth identified through this plan will be delivered through uplift within the existing allocation. Strategic gaps identified through this plan and detailed in development management policies between Wymondham and Hethersett, focussed on Kett's Oak, and Hethersett and Cringleford, aim to prevent the settlements joining up.

337-377. Hingham has limited existing commitment, a range of services and employment, good public transport links and is well located to benefit from additional employment opportunities in the Cambridge Norwich Tech Corridor. The two additional allocations to the east and west of the village, which provide for 100 homes, both have good access to services and public transport.

338-378. Loddon / Chedgrave has a good range of services, good public transport links and is well located between Norwich and Lowestoft to benefit from employment growth, including in

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the offshore energy sector. Additional growth is allocated on ~~a small one~~ site to the north of Chedgrave and ~~a larger site on another~~ to the south-east of Loddon.

~~339-379.~~ In line with other policies in this plan, windfall sites will be limited to locations within and, for very small developments limited to 3 ~~to 5~~ homes, adjacent to settlement boundaries.

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POLICY 7.3 – THE KEY SERVICE CENTRES

POLICY 7.3 – THE KEY SERVICE CENTRES

The Key Service Centres of Acle, Blofield, Brundall, Hetherset, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham will continue to be developed to enhance their function as places to live and providers of employment and services to serve the settlement and its hinterland, with significant levels of development expected to take place in the majority of centres. This will provide for a minimum of **3,253,679** additional homes and sites for **11,798** hectares of employment / commercial land and related infrastructure.

The main areas for development are:

Housing

Key Service Centre	Existing deliverable commitment (including uplift + delivery 2018/19)	New allocations	Total deliverable housing commitment 2018 - 2038
Acle	191,200	200,340	391,540
Blofield	338,301	15	353,316
Brundall	175	0	175
Hetherset	1,369,375	0	1,369,375
Hingham	1620	100	146,120
Loddon / Chedgrave	200,206	200,240	400,446
Poringland / Framingham Earl	467,547	0	467,547
Reepham	142,155	0	142,155
Wroxham	45	0	45
Total	2,903,984	515,695	3,419,679

The sites to meet the above targets are in the GNL P Sites document.

Other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the development plan.

Employment

Key Service Centre	Existing undeveloped employment allocations (hectares, April 2018)	New allocations (hectares)	Total employment allocations (hectares)

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Acle	0.7	0	0.7
Hingham	2.2	0	2.2
Loddon / Chedgrave	1.8	0	1.8
Poringland / Framingham Earl	4.3	0	4.3
Reepham	2.8	0	2.8
Total	11.8	0	11.8

Other small-scale employment development will be acceptable in principle elsewhere in the key service centres subject to meeting other policies in the development plan.

Enhancements to the multi-functional green infrastructure network will be provided by development to contribute to the strategic network as set out in ~~map 8~~ **maps 8A and B** and to linking local networks.

Alternative approaches

This plan proposes allocations for sites for approximately 8% of new housing in key service centres. Much of that is in existing commitments 2,902 homes, with new allocations totalling 515 homes proposed. This approach recognises that while some key service centres have large existing commitments, along with environment and infrastructure constraints, capacity for new development exists in several key service centres.

The 8% proportion of new housing in key service centres could be increased as many reasonable alternative sites have been proposed in key service centres. However, overall the preferred option is considered to provide a suitable amount of growth in relation to the settlement hierarchy, infrastructure and local constraints. ~~The Sites document sets out the preferred option and reasonable alternative sites.~~

Consultation Questions for Policy 7.3 — The Key Service Centres

43. Do you support or object or wish to comment on the approach for the key service centres overall? Please identify particular issues.

44. Do you support or object or wish to comment on the approach for specific key service centres: (Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham, Wroxham)? Please identify particular issues.

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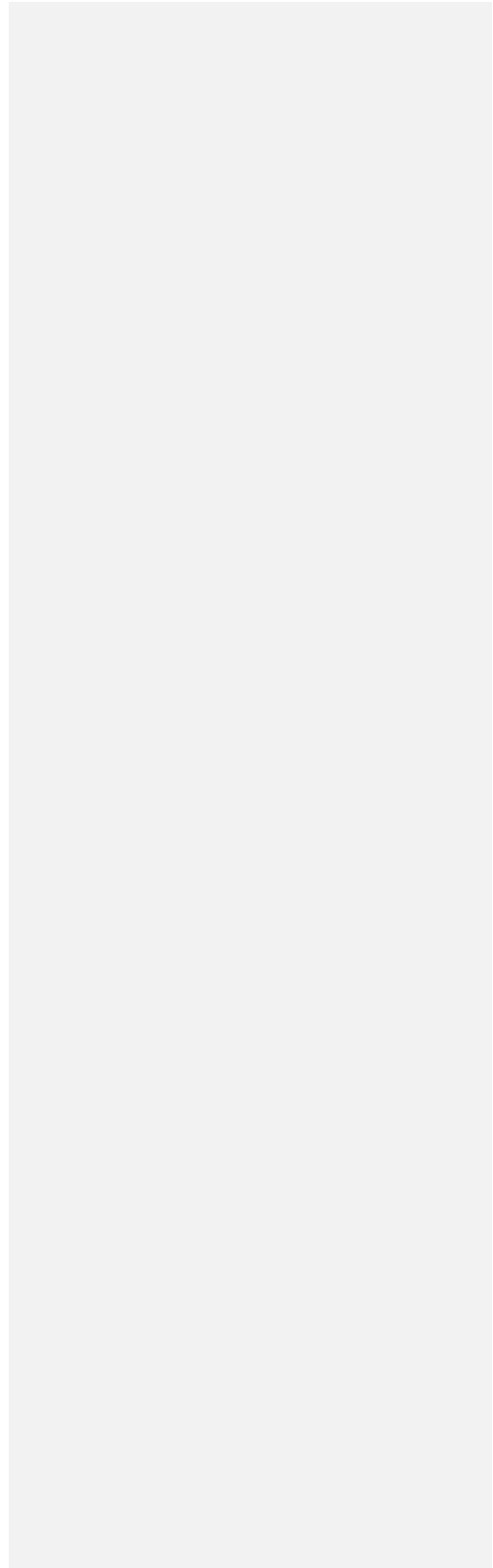
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Policy 7.4 Village clusters

~~340-380.~~ The remaining permitted and allocated housing growth, ~~4,024,220~~ homes, around 9% of the total for Greater Norwich in the plan period, is on sites in village clusters. Village clusters are based on primary school catchments, which provide a proxy for social sustainability.

~~341-381.~~ Locating this level of growth in village clusters aims to promote social sustainability by supporting rural life and services. The provision of several relatively small allocation sites as required by the National Planning Policy Framework means this approach also has the benefit of supporting small-scale builders, providing choice for the market and helping to ensure the delivery of housing in popular village locations. The policy also aims to provide a range of sizes and tenures of new homes to meet needs in village clusters.

~~342-382.~~ A separate South Norfolk Village Clusters Housing Site Allocations ~~document will be~~ Local Plan is being produced. This plan will include sites for a minimum of 1,200 homes in addition to the ~~1,349,392~~ already committed in the village clusters to be identified in South Norfolk.

~~343-383.~~ The village clusters in Broadland and the indicative amount of growth planned for each cluster are set out in appendix 5 of this strategy. The GNLP Sites Plan allocates sites to meet the strategic requirement for up to ~~480,482~~ more homes in addition to the ~~995,146~~ homes already committed in the village clusters in Broadland.

~~344-384.~~ The village clusters cover the remaining areas of Broadland outside the Norwich fringe, main towns and key service centres. Some smaller settlements are clustered with towns and villages higher in the settlement hierarchy, such as the villages around Aylsham. This applies where the larger settlement provides the local primary school.

~~345-385.~~ The scale of growth in any cluster in Broadland as shown appendix 5 reflects school capacity or ability to grow and the availability of other accessible services, the “social capacity” of a cluster. The identification of sites with the fewest constraints has also helped to provide the indicative view on the potential amount of growth in specific clusters.

~~346-386.~~ To reduce additional car journeys and encourage healthy and active lifestyles, new housing allocations have been preferred on sites within village clusters with good access to a primary school and a safe route to school.

~~347-387.~~ Policies 1 and 7.4 also support windfall development for affordable housing in the village clusters in both Broadland and South Norfolk, with some market housing permitted where it supports viability, including self/custom-build. The policies allow for infill and small extensions in those parts of village clusters which have a settlement boundary.

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~~348-388.~~ This approach will provide for appropriate levels of growth in accessible locations in village clusters as required by policy 1.

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POLICY 7.4 – VILLAGE CLUSTERS

POLICY 7.4 – VILLAGE CLUSTERS

Housing

To provide a minimum of 4,024,220 homes as set out in policy 1 and to support village services, provide choice for the market and promote delivery of a variety of housing types and tenures, housing development will be supported in principle on a range of sites within the village clusters.

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To achieve this:

1. New sites in village clusters to provide a minimum of 1,200 homes will be allocated through a South Norfolk ~~village clusters plan~~ **Village Clusters Housing Allocations Local Plan**;
2. New sites in village clusters in Broadland to provide up to 480,482 homes are allocated in the Greater Norwich Local Plan Sites Plan.

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Note: New sites submitted through this consultation will be considered for allocation in this plan or in the South Norfolk Village Clusters Housing Site Allocations document. Sites of between half a hectare and 1 hectare are particularly welcomed (see questions below).

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Additional sites may be provided in village clusters by:

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1. Infill development within settlement boundaries;
2. Affordable housing led development, which may include an element of market housing (including self/custom build) if necessary, for viability, up to a maximum of 15 dwellings in total. These sites should be adjacent or well related to settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the local plan.

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The cumulative amount of windfall development permitted during the plan period should not have a negative impact on the character and scale of settlements in any village cluster.

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Employment

The allocated Employment Areas are:

Location	Existing undeveloped employment allocations (hectares, April 2018)	New allocations (hectares)	Total employment allocations (hectares)
See policies 1 and 6 for the strategic site at Hethel	20	0.8	20.8

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Brooke	4.8	0	4.8
Foulsham	1.1	0	1.1
<u>Horsham St. Faith</u>	<u>2.9</u>	<u>1.5</u>	<u>4.4</u>
Lenwade	2.4	0	2.4
Lingwood	2.3	0	2.3
Total	<u>30.633.5</u>	<u>0.82.3</u>	<u>31.435.9</u>

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Other small-scale employment development will be acceptable in principle elsewhere within village development boundaries ~~or~~ through the re-use of rural buildings or through the potential expansion of existing small and medium sized employment sites, subject to meeting other policies in the development plan.

Enhancements to the multi-functional green infrastructure network provided by development will contribute to the strategic network as set out in ~~map 8~~ maps 8A and B and to linking local networks.

Alternative approaches

~~In total, the proposed allocations coupled with the existing commitment provides sites for approximately 9% of new housing to be in village clusters across Greater Norwich. In addition, Policy 7.4 also allows for affordable housing led windfall development in Broadland. Policy 7.5 allows for additional small scale windfall development in all parishes across Greater Norwich.~~

~~Overall, the proposed approach is considered to provide a suitable amount of growth taking account of the settlement hierarchy and local constraints. It achieves the aim of providing a suitable level of growth in village clusters to help rural communities thrive while taking account of basic planning criteria and issues such as the capacity in the local school and promoting active lifestyles through safe routes to school.~~

~~Alternative approaches might seek more or less development or a different distribution within the villages. However, the scope for more growth or a different distribution is limited without breaching normal planning criteria and the sustainable site selection process. The majority of acceptable sites have been allocated and all the sites that have been identified as reasonable alternatives are in those clusters with preferred options. The alternative of a significantly lower level of growth would undermine the contribution that development can make to the social sustainability of village clusters.~~

Consultation Questions for Policy 7.4 – The Village Clusters

- ~~45. Do you support or object or wish to comment on the overall approach for the village clusters? Please identify particular issues.~~
- ~~46. Do you support or object or wish to comment on the approach for specific village clusters? Please identify particular issues.~~

Please submit any additional sites in village clusters in either Broadland or South Norfolk which you feel are suitable for allocation. We are particularly looking for sites of less than 1 hectare which could provide a minimum of 12 homes.

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Policy 7.5 Small Scale Windfall Housing Development

~~389.~~ This policy applies to all parishes. Its purpose is to allow for a limited number of additional dwellings in each parish beyond those allocated or allowed for as larger scale windfall sites through ~~policies~~ other policies in this plan. The policy limits the number of homes on small scale windfall sites to three in each smaller parish and five in each larger parish (as defined in appendix 7) to prevent over development in rural areas. For the purposes of this policy, the number of dwellings allowed relates to permissions granted after adoption of the plan.

~~349-390.~~ Policy 7.5 promotes small scale housing development, including self/custom build. This complements policies 5 and 7.4 which also support self/custom build.

~~350-391.~~ To achieve this, the policy provides limited additional opportunities for the development of homes:

- a. adjacent to settlements with development boundaries:
 - ~~b.a.~~ _____ or on ~~infill~~ sites within or adjacent to a recognisable group of dwellings which do not have a development boundary.

~~392.~~ The policy also requires such developments to respect the character of the settlement and landscape.

~~351-393.~~ Additional requirements applying to all sites such as providing safe highways access set in policy 2 will be applied to these sites, though with greater flexibility in relation to access to services due to the very limited scale of development supported by the policy.

~~394.~~ It is anticipated that this policy will lead to the delivery of around 800 homes during the plan period. These homes form part of the housing supply in table 6 and policy 1 of this plan.

POLICY 7.5 – SMALL SCALE WINDFALL HOUSING DEVELOPMENT

POLICY 7.5 – SMALL SCALE WINDFALL HOUSING DEVELOPMENT

~~Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan. Small scale residential development will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within or adjacent to a recognisable group of dwellings. Self/custom build where:~~

- ~~Cumulative development permitted under this policy will be supported. Proposals will respect no more than 3 dwellings in small parishes or 5 dwellings in larger parishes (as defined in appendix 7) during the lifetime of the plan; and~~
- ~~The proposal respects the form and character of the settlement; and have~~
- ~~The proposal would result in no detrimental adverse impact on the landscape and natural environment; and~~
- ~~The proposal accords with other relevant Local Plan policies~~

~~Positive consideration will be given to self and custom build.~~

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Policy 7.6 Preparing for New Settlements

395. This local plan identifies enough sustainable sites and locations within and on the edge of existing settlements to meet current needs. Consequently, no new settlement is proposed for allocation in this Local Plan. However, with sustainable options for settlement extensions diminishing, the authorities are convinced that one or more new settlements will be required in the longer term, particularly if housing needs rise as signalled by government.

396. Ensuring a new settlement and its supporting infrastructure is properly planned, designed and resourced takes time. Site promoters also need the confidence to invest in evidence and master-planning. The authorities therefore conclude that it is vital to commit in this Local Plan cycle to delivering new settlements in the next plan cycle.

397. While the intention is to allocate new settlement development through the next plan, delivery will commence prior to the end date of this local plan. Consequently, new settlement development will provide additional flexibility to ensure delivery of current housing targets.

398. The location and design of any new settlement or settlements for Greater Norwich will need to ensure that they are excellent places to live, built to Garden City principles, and provide housing across all types of need. They will need to be well-connected and deliverable, with sustainable access to a range of jobs and services. They will need to promote our local economic strengths, enhance the environment and promote healthy and active lifestyles.

399. To achieve all of this, proposals for any new settlement will need to ensure that a significant proportion of any uplift in land value from current use is captured to fund the infrastructure to support the new community. It will be essential that the legal framework for this is agreed with councils at an early stage in the promotion of any new settlement.

400. Three new settlement sites have been proposed through the GNLP (at Honingham Thorpe, Hethel and Silfield). These will be investigated along with other potential locations in the next plan, taking account of selected criteria. In order to shorten the lead in time for delivery and provide the level of certainty for investment that would allow one or more schemes to be incorporated in the new plan, comprehensive analysis of options will begin in 2021.

401. The timetable for this work, which provides a broad indication of the authorities' intentions and may be varied to take account of changes to the planning system, is:

- 2021 developing success criteria, site options assessment including technical consultation;
- 2022 following adoption of the GNLP, public consultation on site options;
- 2022-24 development of new Local Plan incorporating preferred site(s);
- 2026 onwards – delivery.

POLICY 7.6 – PREPARING FOR NEW SETTLEMENTS

Alternative approaches

The aim of policy 7.5 is to allow for a limited number of additional dwellings in each parish beyond those allocated or allowed for as larger scale windfall sites through other plan policies. ~~An alternative could be to allow more growth on such sites, perhaps up to 5 homes, but the policy allows for sufficient additional growth to support the plan's aim to support thriving rural communities and offers opportunities for local housing need to be met.~~ **POLICY 7.6 – PREPARING FOR NEW SETTLEMENTS**

Subject to the outcome of evidence, assessment and appraisal, one or more new settlements will be brought forward in the next Local Plan.

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Consultation Questions for Policy 7.5 – Small Scale Windfall Housing Development

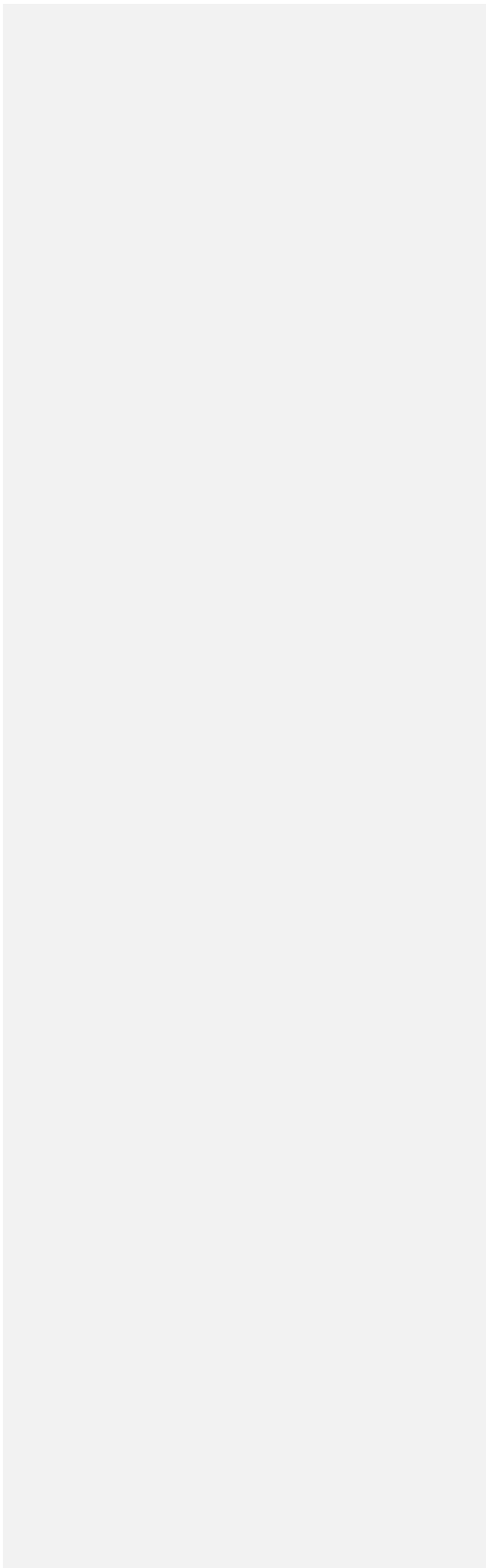
47. Do you support or object or wish to comment on the overall approach for Small Scale Windfall Housing Development? Please identify particular issues.

Overarching Consultation Question

48. Do you support or object or wish to comment any other aspect of the draft plan not covered in other questions? This includes the appendices below and the evidence base on the web site. Please identify particular issues.

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APPENDICES

Appendix 1 Infrastructure requirements

This appendix provides additional detail to support policy 4 of this plan. It sets out infrastructure requirements to serve growth as identified in the Greater Norwich Local Plan Infrastructure Needs Report (GNLPINR). The GNLPINR and this appendix will be updated to inform the Publication (Regulation 19) version of the Greater Norwich Local Plan.

The infrastructure will be provided by a variety of organisations and funding sources. The requirements have been identified through ongoing and completed topic and organisation-based studies and strategies which inform both the GNLPINR and this plan.

Pedestrian and Cycling

Awaiting the findings of the Local Cycling and Walking Infrastructure plan (LCWIP), which is currently being developed.

Rail

Awaiting findings of the Norfolk Rail Prospectus, which is currently being reviewed.

Road

In addition to the schemes Highways England have committed to, further trunk road junction improvements may be required for future growth. The A47 Longwater Interchange and the following junctions will require further investigation:

- A47/A140 Ipswich Road
- A47/A146 Loddon Road
- Spinks Lane, Wymondham
- New Road, Acle

Water

Anglian Water's Water Recycling Long Term Plan plans for growth to 2045 through increased capacity at the following water recycling centres: Acle; Aylsham; Belaugh; Long Stratton; Rackheath Springs – Wroxham; Sisland; Woodton; Whitlingham and Wymondham.

The Water Cycle Study undertaken for the GNLP identified locations where there may be future capacity issues to be addressed for the growth proposed in the GNLP within the wastewater catchments of Aylsham, Foulsham, Long Stratton, Reepham, Rackheath, Diss, Ditchingham, Saxlingham, Whitlingham Trowse and Woodton. These issues should, at least in-part, be addressed by Anglian Water's current Long Term Plan, but revisions may be necessary to this to fully address the GNLP proposals when finalised.

Energy

Substations requiring upgrades and/or the use of measures to off-set the need for ~~reinforcement~~reinforcement (such as demand side responses and energy storage (batteries):

Substation (132/33kV)	Affected development sites
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Sprowston Primary	Beeston Park Home Farm Sprowston Land off Salhouse Road Land south of Green Lane East Land south of Green Lane West Land south of Salhouse Road Rackheath White House Farm
Peachman Way Primary	Broadland Gate Brook Farm Land east of Broadland Business Park Land north of Broadland Business Park
Earlham Grid Local A/B	Costessey GN Food Enterprise Park Longwater / Easton Norwich Research Park Three Score
Cringleford Primary	Cringleford Hetherset

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Broadband

A guide to Broadband for Norfolk Local Planning Authorities produced for the Norfolk Strategic Planning Framework sets out that superfast broadband coverage is rapidly improving, 92% of Norfolk's homes and businesses can now access superfast broadband, up from 42% in 2012 and initiatives, led by the County Council aim to make high-speed broadband available to more than 95% of Norfolk's premises ~~by spring 2020,~~ with further work planned. The report recommends that all residential developments over 10 dwellings and all employment developments will enable Fibre to the Premises (FTTP).

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For schemes under these thresholds the Council's expectation is that provision for FTTP will be achieved, where practical.

Education

Norfolk County Council have six schools (three primary, one free school and two primary relocation and expansion) either in the process of being built or plans are in place for building over the next 2-3 years.

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Other new schools are planned across the Greater Norwich area once housing and pupil numbers suggest that existing schools in the area are no longer able to accommodate local children. These currently include 10 new primary schools and one secondary school:

- Wymondham Silfield – 420 place primary school.
- Poringland – new school in response to considerable housing in the area – site search investigation being commissioned.
- Salhouse Road, Sprowston – site safeguarded for new 420 place school within new housing development.
- Hellesdon – new 420 place primary school within new development on former golf ~~Club~~ grounds.
- Beeston Park – sites for 2 x 420 place schools within proposed new housing development.
- ~~Beeston Park – currently identified location~~ White House Farm Sprowston or North Rackheath – the potential locations for the new secondary school required to support housing growth in the ~~area~~ Growth Triangle.
- Rackheath – 2 x 420 new primary phase schools.

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- Land north and south of Smee Lane, Norwich – planned new 420 place primary school in response to growth.
- Long Stratton – new 420 place primary school building in response to strategic growth in the village.

There will be additional new schools and school expansions to provide for the new allocations made through this plan. For larger sites, these have been considered as part of site allocations e.g. the preferred option site for 1,400 homes at Taverham includes a primary school site.

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Health Care Requirements

Type of need	Existing Services	Additional need resulting from growth
Primary Care	GPs (currently 68 surgeries, 43 of which are main surgeries and 25 branch surgeries), community pharmacists and optometrists.	<p>There are currently 2 potential options to increase capacity as required around the north and north-west of Norwich:</p> <ol style="list-style-type: none"> 1. New build at Broadland Hub within or close to planned development developments at Rackheath and Beeston Park. 2.1. No new build, increased numbers spread amongst existing practices. <p>The selected option(s) will be confirmed in the annual review in 2020 throughout 2021-22, following demand and capacity reviews and Primary Care estate strategy development.</p>
Hospital	There is one acute hospital, the Norfolk and Norwich University Hospital NHS Foundation Trust (NNUH). Other services are delivered from several other locations throughout the Greater Norwich area.	<p>The NHS Long Term Plan and the STP Delivery Operating Plan, currently in production, will identify and address building capacity and infrastructure investment requirements, various facilities (including new rooms, theatres and beds, current estimated cost c. £36 million) and parking issues all other constraints faced by the STP/ICS.</p> <p>The NNUH estates strategy will be updated throughout 2021, in line with STP/ICS plans.</p>
Mental Health	Norfolk and Suffolk NHS Foundation Trust (NSFT) provides a broad range of services across Greater Norwich, with Hellesdon Hospital and the Julian Hospital in Norwich the largest sites.	<p>In line with the shift to care in the community, the mental health trust is expected to shift services to wrap around primary care networks. Existing clinical and administrative provision at Hellesdon is not fit for purpose. This area of the site is going through a disposal process for housing. The NSFT's remaining accommodation in Norwich has constraints, including parking at the Julian Hospital. There is no spare capacity in primary care for mental health services in Diss and this may need to be reviewed. The above is included in the NSFT estates strategy review to be addressed as by the GNLP as and when appropriate.</p>
Community Services	<p>These are provided by Norfolk Community Health and Care NHS Trust at community hospital sites and health centres across the Greater Norwich area and include:</p> <ul style="list-style-type: none"> • Inpatient specialist rehabilitation services; • Clinic services for outpatients; • Community nursing in patients' homes. 	<p>Clinical rooms are required at: Norwich Community Hospital; NNUH; Thorpe and Wymondham Health Centres (estimated total cost c. £200,000). The NHS Long Term Plan and the STP Operating Plan will identify and address building capacity, infrastructure investment requirements, various facilities and all other constraints faced by the STP/ICS.</p>

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		<u>In line with the shift to care in the community, the community health trust is expected to shift services to wrap around primary care networks. The Community Trust estate strategy will be refreshed throughout 2021, in line with STP/ICS plans.</u>
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Police

Awaiting findings of the infrastructure work Norfolk Constabulary have commissioned NPS to produce.

Libraries

The Greater Norwich housing growth locations show an impact to the north east of the Norwich city boundary centred around Rackheath with an estimate of some 13,000+ dwellings. This has previously been identified as an area that will require additional library facilities due to the scale and size of the development. Therefore, based on an anticipated growth of 13,000 dwellings and an increased population of c26,000 people this would equate to 780 square metres of library space. We would anticipate, however, that this is over provision bearing in mind the location of other facilities in the locality and we suggest this is reduced to 390 square metres with an anticipated building cost of c £1million.

Sports and Leisure

Awaiting findings of the Greater Norwich Sports Facilities Strategy, which is currently being reviewed.

Waste Management

Norfolk County Council has approved a capital programme for recycling centre improvements, including:

- Replacing the current Mile Cross Recycling Centre and relocating the site at Ketteringham to South Norwich;
- Replacing the Wymondham recycling centre and expanding the site at Morningthorpe;
- Extending the Strumpshaw Recycling Centre.

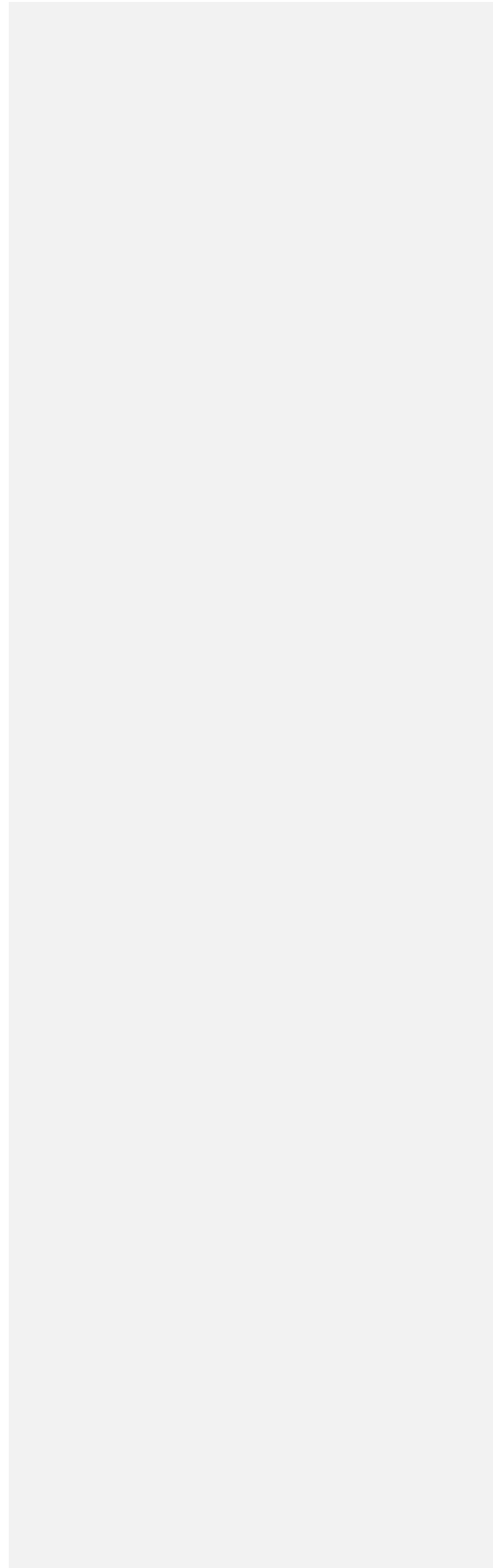
The capacity of new and extended sites will be designed to accommodate forecast growth. Funding for recycling centre improvements has been allocated by the County Council for the replacement sites for Mile Cross, Ketteringham and Wymondham and the extension of Strumpshaw and Morningthorpe. If required, contributions may be sought to deal with the cumulative impact of a series of both small and large developments.

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Appendix 2 Glossary

Accessible

In the case of community facilities and services (such as healthcare), easy to travel to or use. With reference to buildings or public transport, easy to enter and use by all.

Active travel

Making journeys by physically active means, like walking or cycling. Active travel is promoted by Public Health England and by the National Planning Policy Framework through its focus on design which promotes health and well-being (paragraph 127 e).

Affordable housing

Housing provided for sale or rent at prices below the current market rate, which people in housing need can afford. Affordable housing tenures are defined in Government guidance, as set out in Annex 2 of the National Planning Policy Framework.

Air Quality Management Area (AQMA)

A place where the National Air Quality Objectives are not being met. Once an AQMA has been declared the authority has to carry out further work to monitor the air quality in the area and identify what actions can be taken to improve it.

Allocated

Land which has been identified for a specific use in the current development plan.

Appropriate Assessment

Analysis of the impact of plans and strategies on areas of designated European environmental importance such as Special Protection Areas, Special Areas of Conservation and Ramsar sites.

Area Action Plan (AAP)

A development plan document within the local plan that establishes a set of development proposals and policies for a specific area. In Greater Norwich there are current adopted area actions plans for the North East Growth Triangle, Long Stratton, and Wymondham.

Biodiversity

The variety of different types of plant and animal life in a region.

Biodiversity net gain

Refers to development having a positive impact on biodiversity, leaving it in a better state than before development occurred.

Brownfield land, brownfield site

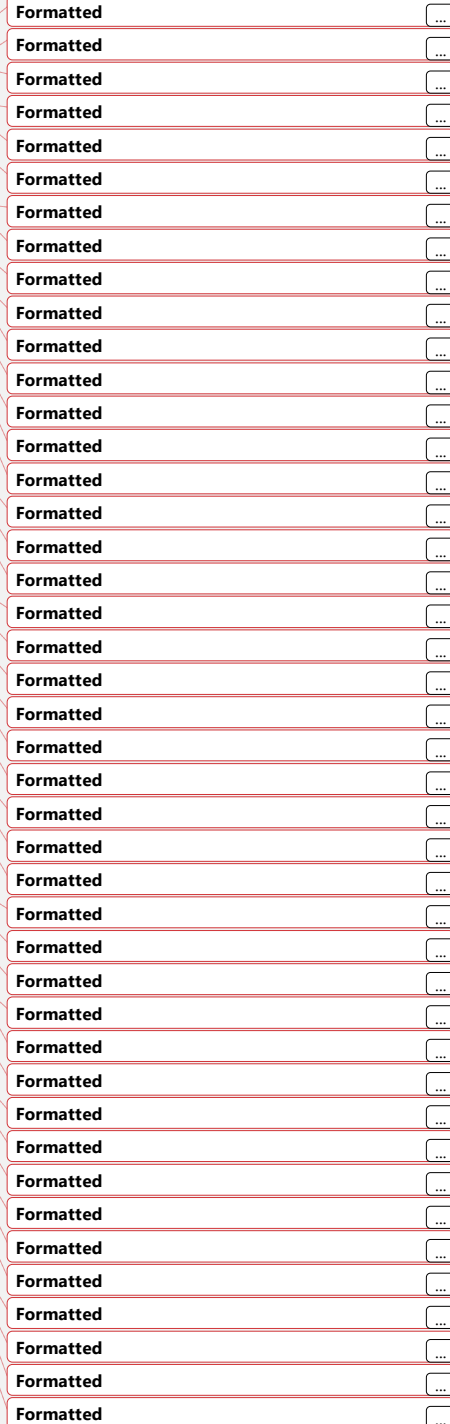
Land or site that has been subject to previous development.

Brownfield Register

Brownfield land registers provide up-to-date information about sites that local authorities consider to be appropriate for residential development having regard to the relevant legislation.

Building for a Healthy Life 12

A government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live. The National Planning Policy Framework encourages its use in local plans.



Built environment

The man-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighbourhoods to large-scale civic surroundings.

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Business use

Land use class covering light industry, offices, research and development.

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Cambridge Norwich Tech Corridor

A public-private partnership spanning Norfolk, Suffolk and Cambridgeshire set up to deliver high-value economic and societal growth in clusters between Cambridge and Norwich within the technology/science sector.

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City centre

The main commercial area of Norwich that is predominantly within the Inner Ring Road (A147). The exact boundary is shown on map 9 of the local plan.

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Clean Growth

Clean growth means growing our income while cutting greenhouse gas emissions. It is promoted nationally by the Government's Clean Growth Strategy and locally in the emerging Local Industrial Strategy.

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Climate Change Mitigation

Actions taken to limit the magnitude or rate of global warming and its associated effects, usually involving a reduction in human emissions of greenhouse gases.

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Commitments

Development proposals which already have planning permission or are allocated in adopted development plans.

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Community facilities

Services that meet the day-to-day needs of a community such as village halls, post offices, doctors' and dentists' surgeries, play areas, recycling facilities, libraries and places of worship.

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Community Infrastructure Levy (CIL)

A financial charge on new development introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support growth and development in their area.

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Conservation area

Area of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.

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Core Bus Routes

A network of main bus routes where service frequency and bus priority will be enhanced.

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County Wildlife Site (CWS)

Wildlife habitat identified and designated as being of local interest or importance by Norfolk County Council and the Norfolk Wildlife Trust, but which is not of enough national merit to be declared as a Site of Special Scientific Interest. A CWS does not benefit from statutory protection but does have some protection in the planning system.

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Custom-build housing (see also self-build housing)

A form of self-build home that is, in some form, supported by a developer through a more hands-off approach than traditional self-build would entail.

Decentralised and renewable or low-carbon energy sources

Sources of energy that are renewable or low-carbon (or a combination of these) and locally based (on-site or near-site, but not remote off-site), usually on a relatively small scale. Decentralised energy is a broad term used to denote a diverse range of technologies, including micro-renewables, which can locally serve an individual building, development or wider community and includes heating and cooling energy.

Development

Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land'.

Development Plan

A set of plans guiding future development in the area. The development plan consists of the locally prepared development plan documents, including Neighbourhood Plans approved at referendum.

Development Plan Document

Locally prepared document on a specific topic which forms part of the development plan and which subject to independent examination before adoption, also commonly referred to as DPDs.

District centre

A group of shops separate from the town centre containing at least one supermarket or superstore as well as other services. District centres provide for a catchment extending beyond the immediate locality.

Economic Strategy for Norfolk and Suffolk (ESNS)

A shared strategy between businesses, education providers, local councils and voluntary and community sector, which is led by New Anglia LEP outlining future growth across the region.

Employment use

Use primarily for industrial, warehousing, office or other business uses falling within classes B1, B2 and B8 of the use classes order.

Five-year housing land supply

A requirement by Government for local planning authorities to ensure that there is enough land available that is suitable, available and deliverable for housing development. The amount of land available should be enough to fulfil the housing requirement for the next five years.

Food Enterprise Park

46 acres of commercial development land with planning available for food related businesses near Easton and Honingham. A Local Development Order (LDO) is in place for part of the site.

Geodiversity

The variety of different types of geology, landforms, soils and physical processes in a region.

Greater Norwich City Deal

An agreement between Government and Greater Norwich, which provides the city and surrounding areas certain powers and freedoms to take responsibility for decisions that affect Greater Norwich. It is implemented by the Greater Norwich Growth Board (GNGB).

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Greater Norwich Growth Board (GNGB)

A partnership between Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council and New Anglia Local Enterprise Partnership (LEP) to provide homes, jobs and infrastructure. It also provides strategic direction, monitoring and co-ordination of the Greater Norwich City Deal.

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Greater Norwich Local Plan Infrastructure Report (GNLPIR)

A supporting document to the GNLP focusing on transport, utilities, education, health care, fire and rescue, community facilities, sport and leisure facilities, green infrastructure and waste management.

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Green infrastructure

A network of multi-functional green space which delivers benefits to both the environment and the local community. Green infrastructure includes natural green spaces colonised by plants and animals and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space. These spaces may include allotments, urban parks and designed historic landscapes as well as their many interconnections such as footpaths, cycleways, green corridors and waterways.

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Greenfield land (or site)

Land which has not previously been built on, including land in use for agriculture or forestry. Greenfield land does not include residential garden land.

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Growth Triangle

An area to the north-east of Norwich identified for major growth.

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Habitat Regulations Assessment (HRA)

An HRA identifies any aspect of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 sites or sites protected by European designations (Special Areas of Conservation, Special Protection Areas, Ramsar sites) either in isolation or cumulatively, and to identify appropriate avoidance and mitigation strategies where impacts are identified.

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Health Impact Assessment

An assessment required for large sites and for any housing proposal with a significant amount of housing for the elderly to show how the health care infrastructure needs of the new development are provided for.

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Heritage Asset

A building, monument, site, place, area or landscape with historic interest that provides a material record of history or meaning for a community. Heritage assets may be either 'designated' or 'non-designated' and have a degree of significance that merits consideration in planning decisions.

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Historic environment

Aspects of the environment which result from the interactions between people and places through time.

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Inclusive Growth

A form of economic growth that aims to improve is distributed fairly across society and creates opportunities for everyone in the local community all.

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Index of Multiple Deprivation

A ward-level index made up from six indicators (income; employment; health deprivation and disability; education; skills and training; housing; and geographical access to services)

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Infill development

Small-scale development filling a gap within an otherwise built up area.

Infrastructure

The network of services to which it is usual for most buildings or activities to be connected. Infrastructure includes physical services serving the development (e.g. gas, electricity and water supply; telephones, sewerage) and includes networks of roads, public transport routes, footpaths etc as well as community facilities and green infrastructure.

Joint Core Strategy (JCS)

A key planning policy document for the Greater Norwich Area produced in partnership between Broadland, Norwich and South Norfolk that sets out the long-term vision for the area up until 2026. The JCS has a considerable impact on the Greater Norwich Local Plan (GNLP) which in turn determines growth up until 2038 and will supersede the JCS when adopted.

Key Service Centres

Key service centres are the third tier in the settlement hierarchy. The Key service centres are Acle, Blofield, Brundall, Hethersett, Hingham, Loddon/Chedgrave, Poringland/Framingham Earl, Reepham and Wroxham. They have a good range of services, typically: a primary school; a secondary school either in or accessible from the settlement; a range of shops and services (including convenience shopping but more limited than in main towns); a village hall; primary health care and a library.

Knowledge economy

The production, distribution, and use of knowledge as the main driver of growth, wealth creation, and employment across all industries. It does not rely solely on a few advanced technology industries but is applicable to traditional industries, such as manufacturing and agriculture.

Knowledge-intensive jobs

A knowledge-intensive job is one where the workers need a lot of education, skills and experience to work effectively. In Greater Norwich these mainly include jobs in: research in the food, health and life sciences sectors; agri-tech; advanced manufacturing and engineering; IT and communications and digital creative industries.

Local Nature Reserve (LNR)

Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local centre

A group of shops or services forming a centre of purely local significance. See city centre and district centre.

Local housing need

An assessment of the need for housing at a local level over a period of time using the standard methodology set out by the Government.

Local Transport Plan

A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

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London-Stansted-Cambridge Corridor and the Cambridge-Milton Keynes-Oxford Arc (CaMkOx)

These are two different growth corridors of vital economic importance to the UK that host a highly skilled labour force, cutting edge research facilities and technology clusters that can compete on a global scale which are supported by two world-class universities.

Low carbon

Minimisation of carbon dioxide emissions from a human activity.

Main Towns

Main towns are the second tier in the settlement hierarchy. The main towns are Aylsham, Diss (with part of Roydon), Harleston, Long Stratton and Wymondham. They are engines of rural growth, providing employment and services for wider hinterlands.

Major development

For housing, development where 10 or more dwellings are to be provided or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000m2 or more or a site of 1 hectare or more.

Major Road Network

A classification of major local authority roads in England to help reduce congestion, support economic growth and rebalancing, support housing delivery, support all road users and support the Strategic Road Network (SRN). In Greater Norwich these are the A140 (including the A1270) and the A146.

Market Housing

Housing that is for sale on the open market without restrictions on pricing or tenure.

Market Town Network Improvement Strategies

A Norfolk County Council initiative to implement studies into the transport impacts of growth in market towns that help to identify and plan interventions ahead of any planned growth.

Masterplan

A long-term planning document that provides a conceptual framework to guide future growth and development, usually on large sites.

Modal shift

An increase in the proportion of people travelling by different forms of transport. It is usually used in relation to measures to encourage public transport use and cycling and walking.

National Planning Policy Framework (NPPF)

A document which sets out the Government's economic, environmental and social planning policies for England and how they should be applied. It provides a baseline structure from which locally-prepared plans (such as the GNLP) can be produced and it is a material consideration in planning decisions.

National Planning Practice Guidance (NPPG)

A web-based resource which brings together planning guidance on various topics into one easily accessible place. The guidance supports the NPPF but is not Government policy.

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Natural Capital

The elements of nature that directly or indirectly produce value to people, including ecosystems, species, fresh water, land, minerals, the air and oceans, as well as natural processes and functions. Natural capital includes many different components of the living and non-living natural environment, as well as the processes and functions that link these components and sustain life. Natural capital is often referred to in terms of Natural Assets.

Natural Asset

A distinctive component of natural capital as determined by the functions it performs, e.g. soils, fresh water and species. Assets are not mutually exclusive and there is overlap between categories (for example, soils include species, minerals, and water).

Neighbourhood Plan

A plan prepared by a parish/town council or neighbourhood forum for a designated neighbourhood area. Once made by the local planning authority it becomes part of the development plan for the area.

New Anglia Local Enterprise Partnership (LEP)

An organisation of private and public-sector representatives working with businesses, local authority partners and education institutions to drive growth and enterprise in Norfolk and Suffolk.

Non-strategic policies

Policies contained in a Neighbourhood Plan, or those policies in a local plan that are identified as non-strategic policies.

Norfolk and Suffolk Local Industrial Strategy

An emerging strategy building upon the Economic Strategy for Norfolk and Suffolk which will consider in greater detail the competitive strengths of the regions and focus on the clean energy, agri-food and ICT/ digital sectors.

Norfolk Strategic Planning Framework (NSPF)

A policy document which brings together Norfolk's Local Planning Authorities to create a framework that all local authorities formally use to meet shared objectives on a range of strategic cross-boundary planning issues.

Northern Distributor Road (NDR)

A dual-carriageway road (also known as the A1270 Broadland Northway) completed in 2019 to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west.

Norwich Area Transportation Strategy (NATS)

Statement of strategic transportation policy for Norwich and surrounding area, most recently adopted in 2004.

Norwich fringe

The area next to the city of Norwich but lying in Broadland and South Norfolk districts which is predominantly developed, including open spaces encompassed within the developed area. The Norwich fringe is the built-up parts of the fringe parishes of Colney, Costessey, Cringleford, Drayton, Easton, Hellesdon, Old Catton, Sprowston, Taverham, Thorpe St. Andrew, Trowse and the remainder of the Growth Triangle including Rackheath.

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Norwich Research Park

A major research park that is a leading centre for science and technology as well as food and health.

Norwich urban area

The City of Norwich and the Norwich fringe (see above). This is the first tier in the settlement hierarchy. It has both high level and a broad range of employment and services providing for Greater Norwich.

Open Space

Areas of land that usually come forward as part of a development site which remain undeveloped but can generally be used for either formal or informal recreation purposes.

Park and Ride

Parking areas at the edge of the built-up area and linked by frequent bus (or other public transport) services to the city centre.

Planning conditions

A condition imposed on a planning permission which can either require additional details to be agreed or restrict the use of the site.

Planning obligations

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made, or other actions undertaken which would otherwise be outside the scope of the planning permission. Often called Section 106 obligations. The term legal agreements may embrace S106.

Post-carbon Economy

An economy in which greenhouse gas emissions are low and falling. In Greater Norwich the focus will be on three low carbon, high growth economic sectors: clean energy, agri-food and ICT/digital.

Previously developed land

See Brownfield land.

Primary Shopping Area

A defined area in which retail development is concentrated.

Protected species

Any species which, because of its rarity or threatened status, is protected by statutory legislation (The Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats etc) Regulations 1994).

Ramsar site

A European designation that protects areas of wetland.

Recreational Impact Avoidance and Mitigation Strategy (RAMS)

A strategy facilitating residential development, whilst at the same time adequately protecting wildlife sites from harm that comes with growth in rural areas from increased recreation pressure.

Renewable energy

Energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass, hydrogen, etc.

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Scheduled Ancient Monument

Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State. Works affecting an ancient monument must be approved by the Secretary of State.

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Section 106 Agreement (S106)

See planning obligations

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Self-build housing and custom-build housing

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.

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Semi-islanded (energy supply)

A semi-islanded development site is connected to the wider electricity network but uses on-site generation or storage to reduce the site's reliance on imported electricity and reduce peak demands.

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Settlement Hierarchy

A way of arranging settlements into a hierarchy based upon several criteria, such as population and services offered.

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Settlement limit, settlement boundary

These are areas within which development appropriate to the settlement in question will usually be permitted. Sometimes called village envelopes or development boundaries. [They are set out in Development Management plans.](#)

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Site Allocation DPD

A document used to identify sites to accommodate the range of land uses necessary to implement the objectives of the local plan. Broadland adopted a site allocations document in 2016, Norwich in 2014, and South Norfolk in 2015. The GNLP will carry forward deliverable undeveloped allocations from these plans.

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Site of Special Scientific Interest (SSSI)

Site or area designated as being of national importance because of its wildlife, plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

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Social Sustainability

The ability of a community to not only meet the needs of its current members but also support the ability of future generations to maintain a healthy and liveable community, including supporting local services and providing affordable homes (as highlighted in the Taylor Review "[Living Working Countryside, 2008](#)").

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Spatial profile

A section in the local plan that provides context about the local area from social, economic and environmental perspectives. It describes the area, how it functions and highlights the key issues to be addressed.

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Special Area of Conservation (SAC)

Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species

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listed in Annex I and II of the Directive which are of European interest following criteria given in the Directive.

Special Protection Areas (SPAs)

Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which was amended in 2009 (Directive 2009/147/EC). They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

Strategic policies

Policies and site allocations which address strategic priorities in line with Section 19 of the Planning and Compulsory Purchase Act 2004.

Strategic urban extensions / strategic housing growth locations

These locations will each provide over 1,000 new homes from 2018 to 2038

Suitable Alternative Natural Green Space (SANGS)

A name given to green space that is of a quality and type suitable to be used as mitigation in relation to the protection of important natural spaces when residential development or growth is proposed.

Supplementary Planning Document (SPD)

Guidance published by the local planning authorities to provide further detailed information on how local plan policies are to be applied or interpreted. SPDs may be prepared jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPDs may be concerned with an issue or may provide more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.

Sustainability Appraisal (SA)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable development

A term mostly derived from the 1987 Brundtland Report. Interpretation varies but typically the term means meeting economic and social goals without undermining the environment, as well as meeting needs of the present without compromising the environment for future generations. In 2015 the United Nations agreed 17 Sustainable Development Goals to be reached by 2030. The UK is amongst the countries leading the delivery of the Sustainable Development Goals.

Sustainable drainage system (SuDS)

Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Transforming Cities

A term used to denote the aim of Government policy to improve productivity and spread prosperity through investment in public and sustainable transport.

Transport for Norwich

A programme of work to improve accessibility by all forms of transport around Norwich and the surrounding area. It aims to encourage the use of more sustainable modes of transport, while also

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improving the capacity of the road network and stabilise traffic levels. Transport for Norwich was formerly known as the Norwich Area Transport Strategy.

Travel to work public transport

Typically, this will be a regular bus service operating between 07:00 and 19:00 with a thirty-minute frequency of service and a journey time of not more than 30-40 minutes to Norwich or another recognised employment location.

Uplift

Increased density of housing, most commonly on a previously allocated site.

Village cluster

This is the fourth level in the settlement hierarchy. Clusters consist of a group of villages that share services and facilities, for example a primary school.

Water stress

Water stress occurs when the demand for water exceeds the available amount of water, or when poor water quality restricts its use. Greater Norwich and the wider region are defined by the Environment Agency as a water stressed area.

Western Link

The proposed development of a road to connect the Broadland Northway or Northern Distributor Road (NDR) from the A1067 to the A47 west of Norwich.

Windfall site

Site on which planning permission for housing development is granted during the plan period, but which has not previously been identified in a plan for housing development.

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Appendix 3 Monitoring Framework

An essential part of the local plan is monitoring its implementation through the collection of relevant information. The most valuable data source for how well the local plan is being implemented comes from planning application decisions. Other pertinent data about whether the local plan's overarching vision and objectives are being achieved comes from data collected by central Government and other public sector agencies.

Indicator Code	Theme	Indicator
GNLP Communities objective – To grow vibrant, healthy communities giving people a high quality of life in well-designed developments with good access to jobs, services and facilities, helping to close the gap between life chances in disadvantaged and other communities.		
GNLP1	Population and communities	To improve the district authority ranking of the least deprived communities in England, taken from the seven domains of the English Indices of Multiple Deprivation.
GNLP2	Education	To improve the district authority ranking for access to education, skills and training, taken from the English Indices of Multiple Deprivation.
GNLP3	Education	To minimise the number of planning approvals granted contrary to the advice of Norfolk County Council Education department, based upon the proximity to or capacity of local school provision.
GNLP4	Health	To improve the district authority ranking for Improving health and wellbeing by measuring the risk of premature death and the impairment of quality of life through poor physical or mental health, taken from the English Indices of Multiple Deprivation.
GNLP5	Health	To minimise the number of planning approvals granted contrary to the advice of NHS organisations or Public Health Norfolk, based upon the capacity of healthcare provision or incompatibility with public health objectives.
GNLP6	Health	To improve the percentage of physically active adults, taken from Public Health England data.
GNLP7	Crime	To improve the district authority ranking for reducing the risk of crime, both risk of personal and material victimisation, taken from the English Indices of Multiple Deprivation.
GNLP Economy objective – To support and promote clean growth and progress towards a post-carbon economy through the expansion of internationally important knowledge-based industries in the Cambridge Norwich Tech Corridor as part of an entrepreneurial, enterprising, creative and broad-based economy with high productivity and a skilled workforce.		
GNLP8	Jobs	To increase the annual count of jobs, taken from the Business Register and Employment Survey (BRES) across the local plan area.
GNLP9	Employment	To increase the employment rate of the economically active population, taken from the official labour market statistics, Nomis).
GNLP10	Earnings	To increase median earnings: a) hourly b) weekly c) annual pay for full-time employees, taken from the Annual Survey of Hours and Earnings (ASHE) by the Office of National Statistics.
GNLP11	Skills	To increase the percentage of workforce employed in higher occupations (official labour market statistics, Nomis).
GNLP12	City centre retailing floorspace	To monitor the net change in retail floorspace in Norwich City Centre.
GNLP13	Business floorspace	To increase total business floorspace (sqm) in: a) Norwich b) Broadland c) South Norfolk, taken from Valuation Office Agency (VOA) data.
GNLP14	New employment sites	To monitor office (B1), industrial (B2), and storage / distribution (B8) floorspace implemented on allocated sites.
GNLP15	New employment sites	To monitor office (B1), industrial (B2), and storage / distribution (B8) floorspace implemented on non-allocated sites.
GNLP Environment objective – To protect and enhance the built, natural and historic environments, make best use of natural resources, and to significantly reduce emissions to ensure that Greater Norwich is adapted to climate change and plays a full part in meeting national commitments to achieve net zero greenhouse gas emissions by 2050.		
GNLP16	Climate change	To minimise carbon dioxide equivalent emissions per capita to contribute to meeting the national target to bring all greenhouse gas emissions to net zero by 2050, taken from the Department for Business, Energy and Industrial Strategy data. The GNLP will support achievement of any objectives or targets identified in adopted local strategies.
GNLP17	Air quality	To minimise nitrogen dioxide and airborne particulates measured at: a) Castle Meadow b) Lakenfields (proxy close to city centre)
GNLP18	Biodiversity	To increase the percentage of SSSIs in 'favourable condition' or 'unfavourable recovering condition', by district area, taken from Natural England data.
GNLP19	Biodiversity	To increase the percentage of local conservation sites in "positive conservation management", taken from Norfolk Wildlife Trust.

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Indicator Code	Theme	Indicator
GNLP20	Biodiversity	To minimise the number of planning approvals granted contrary to the advice of Natural England or Norfolk Wildlife Trust (on behalf of the County Wildlife Partnership) or the Broads Authority on the basis of adverse impact on a site of acknowledged biodiversity importance.
GNLP21	Green infrastructure	To increase the percentage of allocated residential sites, or sites permitted for development of 10 or more homes, that have access to a semi-natural green space of at least 2 ha within 400m.
GNLP22	Green infrastructure	To increase the total hectares of accessible public open space (cumulative) provided as a consequence of a planning condition, section 106 obligation or CIL investment within the plan period.
GNLP23	Green infrastructure	To increase the length of new greenway (defined as a shared use, car-free off-road route for a range of users and journey purposes) provided as a consequence of a planning condition, section 106 obligation or CIL investment.
GNLP24	Landscape	To minimise the number of planning approvals granted contrary to the advice of the Broads Authority based on adverse impact on the Broads landscape.
GNLP25	Condition of heritage assets	To reduce the number (and percentage) of buildings at risk: a) listed buildings b) scheduled ancient monuments on the Buildings at Risk Register, taken from Historic England data.
GNLP26	Renewable energy	To increase sustainable and renewable energy capacity permitted by type (where not ancillary to other types of development).
GNLP27	Renewable energy	To achieve 100% against the renewable energy policy: a) for housing to achieve a 2019% reduction against Part L of the 2013 Building Regulations; b) for appropriate non-residential uses over 500 sqm in floorspace to achieve the BREEAM "Very Good" energy efficiency standard or its equivalent successor.
GNLP28	Use of previously developed land	To maximise the percentage of new and converted dwellings on previously developed land
GNLP29	Use of greenfield land	To minimise the number of planning permissions granted on non-allocated sites on class 1, 2 or 3a agricultural land.
GNLP30	Flood risk	To minimise the number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds.
GNLP31	Water	To achieve 100% against the water efficiency policy for new homes of 110 litres per person per day.
GNLP Homes objective – To enable delivery of high-quality homes of the right density, size, mix and tenure to meet people's needs throughout their lives and to make efficient use of land.		
GNLP32	Housing	The total number of new dwellings (all tenures) completed.
GNLP33	Housing	The total number of new affordable tenure dwellings completed.
GNLP34	Housing	To monitor dwelling completions by size (bedroom number) and to aim to be within a 10% tolerance of the most recent sub-regional housing market assessment.
GNLP35	Gypsy and Traveller sites	To monitor the number of Gypsy and Traveller pitches granted planning permission against the requirements of the accommodation needs assessment.
GNLP36	Affordable housing	To monitor the percentage of sites of 10 or more homes that achieve 33% affordable housing.
GNLP37	Adaptable housing	Percentage of sites of 10 or more homes where 20% are accessible and adaptable, as defined by Building Regulation M4(2).
GNLP38	Housing space standards	For 100% of new dwellings to meet the Government's Nationally Described Space Standards (NDSS).
GNLP39	Custom build	Percentages of sites of 40 dwellings or more (excluding flats) where 5% of plots are provided for custom build.
GNLP Infrastructure objective – To promote the timely delivery of infrastructure to support existing communities, growth and modal shift in transport use; and to improve connectivity to allow access to economic and social opportunities.		
GNLP40	Highways	To minimise the number of planning approvals granted contrary to the advice of Norfolk County Council Highways department, based upon access or surrounding road network constraints.
GNLP41	Transport and access to services	To improve the district authority ranking for reducing the barriers to housing and services, taken from the English Indices of Multiple Deprivation.
GNLP42	Sustainable transport	To monitor the percentage of major planning permissions with a planning obligation towards the provision of new footways, cycleways or public transport provision (excluding CIL).
GNLP Delivery objective – To promote the delivery of housing, jobs and infrastructure to meet identified needs, supported by intervention mechanisms where the market is unable to deliver.		
GNLP43	Growth delivery and 5-year land supply of housing	To monitor the number of site allocations provided with pre-application advice.

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Indicator Code	Theme	Indicator
GNLP44	Growth delivery and 5-year land supply of housing	To monitor the number of site allocations with outline consent given.
GNLP45	Growth delivery and 5-year land supply of housing	To monitor the number of site allocations with full/reserved matters consents given.
GNLP46	Growth delivery and 5-year land supply of housing	To monitor the number of site allocations where development has commenced (with percentage of homes and/or floorspace completed).
GNLP47	Growth delivery and 5-year land supply of housing	To monitor the non-allocated sites with outline consent given.
GNLP48	Growth delivery and 5-year land supply of housing	To monitor the non-allocated sites with full/reserved matters consents given.
GNLP49	Growth delivery and 5-year land supply of housing	To monitor the non-allocated sites where development has commenced (with percentage of homes and/or floorspace completed).

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Alternative approaches

Preparing the indicators for monitoring the local plan requires pragmatism. Rarely is data available for the ideal geographical area, time period sought, or covering the exact topic required to be relevant to the local plan, and so compromise is necessary. Nevertheless, scope exists to explore reasonable alternatives, and so views are welcome on additional or alternative monitoring indicators to the ones proposed here.

Use of data from central Government and other public agencies

Information from sources like the English Indices of Multiple Deprivation are readily available, reliable, and allow easy comparison for bench-marking Greater Norwich against other local authority areas, but such data is not without disadvantages. Data may only be published every few years, and changes may be more attributable to other socio-economic and environmental factors outside the control of the local plan.

Measuring implementation of the local plan from planning application records

Data from planning applications is often the best source of information about whether a local plan is being effectively implemented. For example, data from planning applications will show which site allocations are being implemented. Nevertheless, there are limitations, such as in using planning application data to demonstrate how well the overall objectives of a local plan are being achieved.

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Appendix 4: Plans to be superseded and plans to be carried forward

Plans ~~proposed~~ to be superseded by the Greater Norwich Local Plan ~~2022-2038~~:

- The Joint Core Strategy for Broadland, Norwich and South Norfolk (2011 and subsequently readopted 2014)
- Broadland Site Allocations Development Plan Document (2016)
- Norwich Site Allocations and Site-Specific Policies Local Plan Document (2014)
- South Norfolk Local Plan Site Specific Allocations and Policies Document (2015)

Plans to be carried forward and used in conjunction with the Greater Norwich Local Plan ~~2022-2038~~:

- Old Catton, Sprowston, Rackheath & Thorpe St Andrew Growth Triangle Area Action Plan (2016)
- Long Stratton Area Action Plan (2016)
- Wymondham Area Action Plan (2015)
- Broadland Development Management Policies Document (2015)
- Norwich Development Management Policies Document (2015)
- South Norfolk Development Management Policies Document (2015)

GNLP allocations that amend parts of Area Action Plans (AAPs):

GNLP Reference in Sites Document	Site name	Explanation
GNLP0172	Land to the west of Green Lane West Rackheath	This housing site was not allocated within the Growth Triangle AAP.
GNLP0351	Land at Heathwood Gospel Hall, Rackheath	A small part of a Strategic employment site in the Growth Triangle AAP is allocated for housing development through the GNLP.
GNLP0132	Land off Blue Board Lane/Salhouse Road, White House Farm, Sprowston	This strategic scale site was not previously allocated through the Growth Triangle AAP.
GNLP0354R	Land at Johnsons Farm, Wymondham	Additional housing sites in Wymondham which were not allocated in the AAP.
GNLP3013	Land north of Tuttles Lane, Wymondham	Additional housing sites in Wymondham which were not allocated in the AAP.

Neighbourhood plans to be used in conjunction with the Greater Norwich Local Plan ~~2022-2038~~:

Parish	Authority	Date Made	End Date
Acle	BDC	February 2015	2026
Aylsham	BDC	July 2019	2038
Blofield	BDC	July 2016	2036
Brundall	BDC	May 2016	2026
Drayton	BDC	July 2016	2026
Gt & Lt Plumstead	BDC	July 2015	2034
Hellesdon	BDC	December 2017	2026
Horsford	BDC	July 2018	2038
Old Catton	BDC	July 2016	2035
Rackheath	BDC	July 2017	2037
Salhouse	BDC	July 2017	2026
Sprowston	BDC	May 2014	2026
Strumpshaw	BDC	July 2014	2026
Wroxham	BDC	March 2019	2039
Cringleford	SNC	January 2014	2026
Easton	SNC	December 2017	2042
Mulbarton	SNC	February 2016	2030

In addition, there are 7 qualifying bodies in Broadland which have designated their neighbourhood area and ~~511~~ in South Norfolk. This means they have committed to developing a neighbourhood plan. There is also one neighbourhood area designated within Norwich. Of the places preparing neighbourhood plans ~~at two in Broadland have been approved by the local authority to proceed to a referendum. These are in Spixworth and Taverham scheduled for May 2021. However, these plans do currently have significant weight in the planning process. At least two further Neighbourhood Plans are well advanced. Subject to their submission and success at referendum, plans for Taverham and Spixworth in Broadland, and those in Long Stratton and Poringland in South Norfolk. Subject to their being approved following an examination and referendum, it is anticipated these could be made in the first half of 2020, by mid-2021.~~

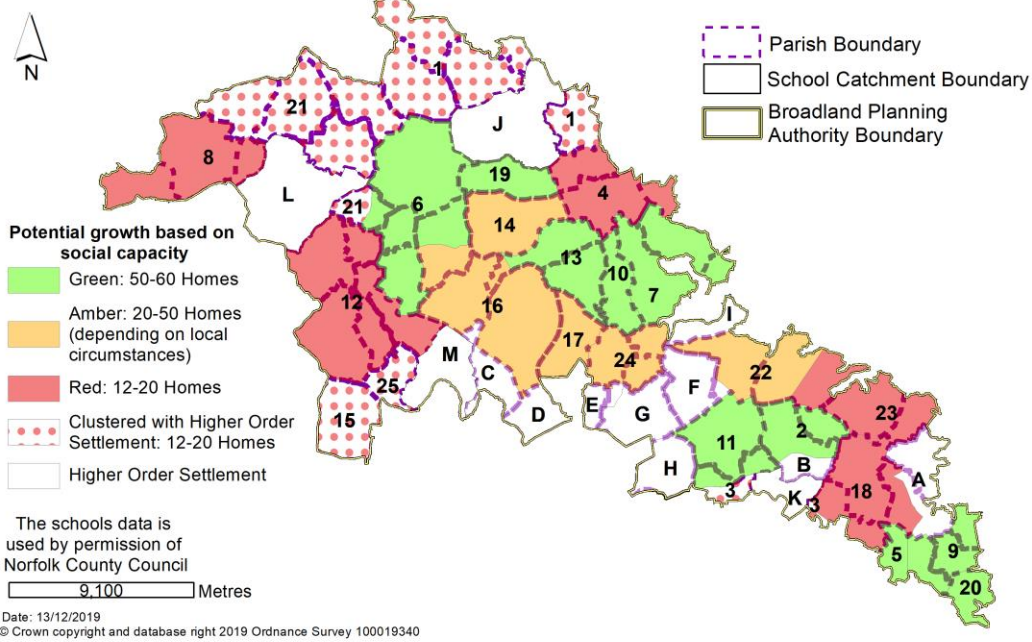
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APPENDIX 5: MAP 1 VILLAGE CLUSTERS IN BROADLAND- POTENTIAL CAPACITY

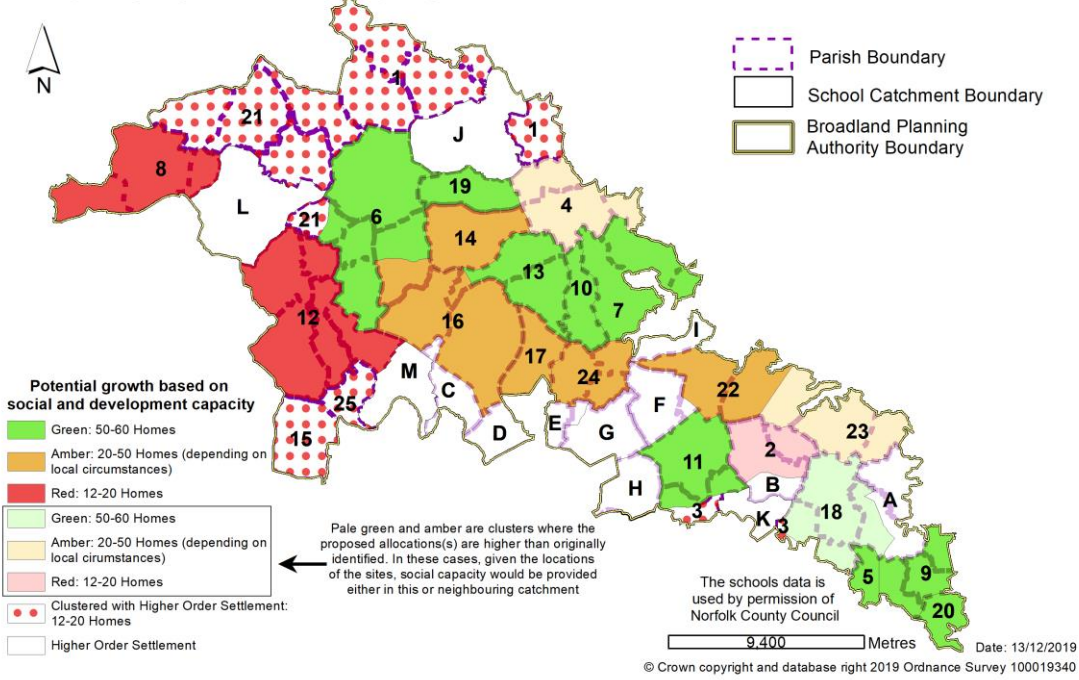


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APPENDIX 5: MAP 2 VILLAGE CLUSTERS IN BROADLAND- POTENTIAL CAPACITY INCLUDING CURRENT PROPOSALS



In addition to the existing commitment of 9951,143 homes in the village clusters in Broadland, new site allocations are made in the GNLP Sites Plan for the following number of homes in village clusters in Broadland through this plan. Please note that some parishes cluster with settlements higher in the settlement hierarchy e.g. Blickling, Burgh & Tuttington and Oulton cluster with Aylsham as it provides the local primary school. The table only shows the housing numbers for the village clusters, with housing numbers for the higher order settlements set out in policies 7.1 to 7.3 of the plan.

Map Reference	Total Dwellings	Village Cluster
1	0	Aylsham, Blickling, Burgh & Tuttington and Oulton
		Main Town
	0	Blickling
	0	Burgh & Tuttington
	0	Oulton
2	12-20	Biofield Heath and Hemblington
	42-20	Biofield Heath Hemblington
3	0	Brundall and Postwick with Witton
		Key Service Centre
	0	Postwick with Witton
4	30-40	Buxton with Lamas and Brampton
	30-40	Buxton with Lamas
	0	Brampton
5	0	Cantley
6	30-40	Cawston with Brandiston and Swannington
	30-40	Cawston
	0	Brandiston Swannington
7	20-25	Coltishall with Horstead Belaugh
	20-25	Coltishall
	0	Horstead
	0	Belaugh
8	12-15	Foulsham and Themelthorpe
	12-15	Foulsham
	0	Themelthorpe
9	30-40	Freethorpe, Halvergate and Wickhampton
	30-40	Freethorpe and Wickhampton

	0	Halvergate
10	0	Frettenham
11	0	Great and Little Plumstead
12	15-20	Great Witchingham, Lenwade, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the hill
	15-20	Great Witchingham and Lenwade
	0	Weston Longville
	0	Alderford
	0	Attlebridge
0	0	Little Witchingham
0	0	Morton on the hill
13	0	Hainford and Stratton Strawless
	0	Hainford
	0	Stratton Strawless
140	0	Hevingham
150	12	Honingham (clustered with Easton in South Norfolk)
		Easton
		Norwich Urban Area
0	12	Honingham
1645	30-40	Horsford, Felthorpe and Haveringland
45	30-40	Horsford
0	0	Felthorpe
0	0	Haveringland
1750	20-30	Horsham and Newton St Faiths
18	50-60	Lingwood & Burlingham, Strumpshaw and Beighton

	50-60	Lingwood & Burlingham
	0	Strumpshaw
0	0	Beighton
19	25-35	Marsham
20	40-60	Reedham
210	0	Reepham, Booton, Guestwick, Heydon, Salle and Wood Dalling
		Key Service Centre
0	0	Botton
0	0	Guestwick
0	0	Heydon
0	0	Salle
0	0	Wood Dalling
22	12-15	Salhouse, Woodbastwick and Ranworth
	12-15	Salhouse
0	0	Woodbastwick
0	0	Ranworth
23	20-25	South Walsham and Upton with Fishley
	20-25	South Walsham
0	0	Upton with Fishley
240	0	Spixworth and Crostwick
0	0	Spixworth
0	0	Crostwick
250	0	Taverham and Ringland
		Taverham
		Norwich Urban Area
0	0	Ringland
482		Total dwellings

Settlements higher in the Hierarchy

See policies 7.1 to 7.3 for housing allocations in the following locations:

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Appendix 6 Housing delivery trajectory

The purpose of the trajectory

As required by NPPF paragraph 73, the housing delivery trajectory below sets out the potential rate of housing delivery in Greater Norwich during the plan period from 2018 to 2038. Using the number of homes shown in table 6 of this plan, the total housing figure of 49,492 includes a 22% buffer on the local housing need figure. It is important to note that the figure of 49,492 is **potential housing delivery** during the plan period, **not the housing need**. As stated in table 6, the **need is 40,541**. The latter will be used to calculate 5-year housing land supply.

Overall housing delivery 2018 to 2038

Reflecting table 6 of this plan, the components of the housing trajectory for the 49,492 homes are:

- housing completions during the first two years of the plan, 2018/9 and 2019/20 (5,240 homes);
- the existing commitment of development sites as at April 2020 (31,452);
- new allocations resulting from this plan (10,704);
- delivery of small-scale sites of 3 or 5 homes enabled by Policy 7.5 of the GNL (800);
- the expected supply of homes by windfall sites (1,296).

Annual delivery figures

To establish the annual delivery of housing in the vertical bars of the trajectory graph below:

- The most up to date evidence, the current five-year land supply figures, are used for delivery from 2020/2021 to 2024/2025;
- Beyond 2024/5, the undelivered commitment of 18,735 homes is spread evenly across the plan period at the rate of 1,441 dwellings per annum. Using an average delivery rate for the medium to longer-term of the plan period acknowledges the uncertainties about precise completion rates over the next 6 to 18 years;
- The next element of the housing trajectory anticipates when new allocations made by the GNL are likely to be completed. Assuming adoption of the GNL in 2022, a suitably cautious approach is to expect the first sites to begin building out in 2023/2024. The trajectory then incrementally accelerates the delivery of homes as sites come on stream until reaching an average rate of 792 homes per annum over the remainder of the plan period;
- The remaining smaller components of the housing trajectory are homes delivered through Policy 7.5 and the windfall allowance. In both instances the delivery of anticipated homes is averaged across the plan period. The difference between these two sources of supply is the likely start dates for delivery.

Annual targets

The horizontal lines on the graph show:

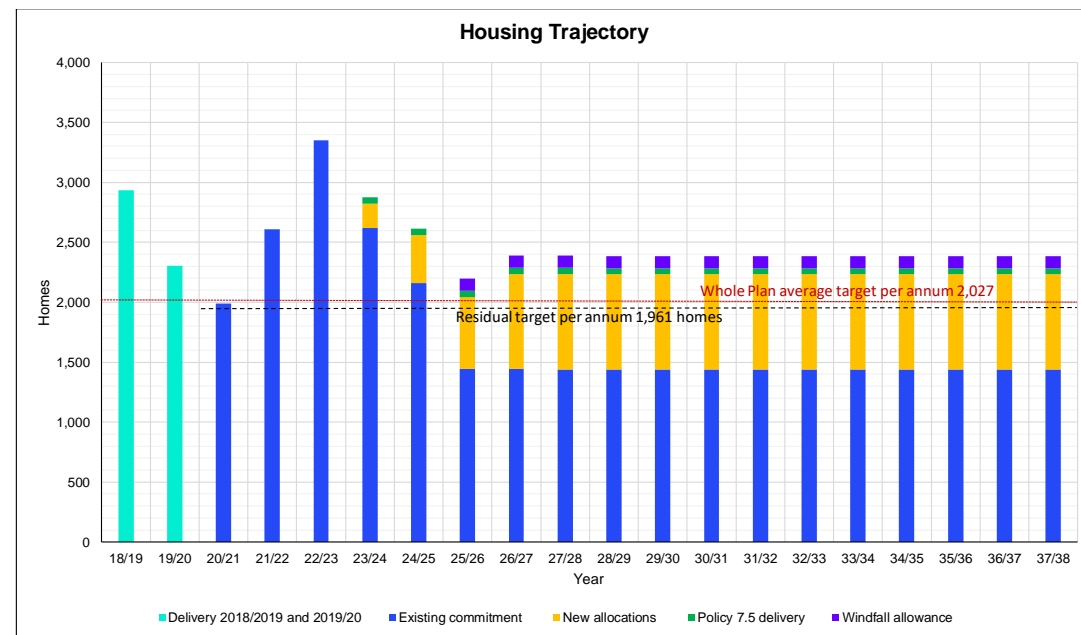
1. The whole plan average target per annum of 2,027. This does not take account of housing delivery in the first two years of the plan period, which was significantly above target.
2. The residual annual target of 1,961 per annum. This is the target for the remaining 18 years of the plan period, taking account of delivery between 2018 and 2020. This is the target which will be used to calculate 5-year land supply.

Trajectory Findings

The housing trajectory is considered a robust projection, especially in the short-term, for the submission of the plan. As time moves on and new evidence emerges, it will be possible to update average delivery rates with more precise projections through the examination of the plan. Updates will be informed by the plan's monitoring framework, the annual five-year land supply and further engagement with development industry representatives.

Feedback from site promoters to date has shown that the majority are confident that their sites can start early and would therefore deliver more quickly than shown in the trajectory. However, given the uncertainty over the medium and longer term, an average is a better illustration of the potential to deliver.

The trajectory illustrates that potential delivery exceeds local housing need in every year.



Appendix 7 Implementation of policy 7.5

This appendix relates to policy 7.5. It lists the parishes in Greater Norwich as either smaller parishes (with fewer than 140 dwellings based on council tax records in 2020), or larger parishes. Under policy 7.5, the maximum number of additional dwellings from small scale additional windfall from the adoption of the plan will be three in the smaller parishes and five in larger parishes as defined below.

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<u>Three dwellings maximum</u>	<u>Five dwellings maximum</u>
<p><u>Broadland parishes:</u></p> <p><u>Alderford, Attlebridge, Beeston, Belaugh, Blickling, Booton, Brampton, Brandiston, Burgh & Tuttington, Crostwick, Guestwick, Haveringland, Heydon, Little Witchingham, Morton on the Hill, Oulton, Reepham Whitwell, Ringland, Salle, Swannington, Themelthorpe and Wood Dalling.</u></p>	<p><u>Broadland parishes:</u></p> <p><u>Acle, Aylsham, Beighton, Blofield, Brundall, Buxton with Lamas, Cantley, Cawston, Coltishall, Drayton, Felthorpe, Foulsham, Freethorpe, Frettenham, Great & Little Plumstead, Great Witchingham, Hainford, Halvergate, Hellesdon, Hemblington, Hevingham, Honingham, Horsford, Horsham & Newton St Faith, Horstead with Stanninghall, Lingwood & Burlingham, Marsham, Old Catton, Postwick with Witton, Rackheath, Reedham, Reepham, Reepham Hackford, Salhouse, South Walsham, Spixworth, Sprowston, Stratton Strawless, Strumpshaw, Taverham, Thorpe St Andrew, Upton with Fishley, Weston Longville, Woodbastwick and Wroxham</u></p>
<p><u>South Norfolk parishes:</u></p> <p><u>Ashby St Mary, Bedingham, Burgh St Peter, Carleton St Peter, Claxton, Colney, East Carleton, Flordon, Framingham Pigot, Gissing, Great Melton, Heckingham, Hedenham, Hellington, Heywood, Holverston, Howe, Ketteringham Kimberley & Carleton Forehoe, Kirby Bedon, Kirstead, Morningthorpe & Fritton, Mundham, Norton Subcourse, Raveningham, Shelton & Hardwick, Sisland, Stockton, Thwaite, Topcroft, Wheatacre, Wrampingham and Yelverton.</u></p>	<p><u>South Norfolk parishes:</u></p> <p><u>Alburgh, Aldeby, Alpington, Ashwellthorpe & Fundenhall, Aslacton, Barford, Barnham Broom, Bawburgh, Bergh Apton, Bracon Ash & Hethel, Bramerton, Brandon Parva Coston Runhall & Welborne, Bressingham & Fersfield, Brockdish, Brooke, Broome, Bunwell, Burston & Shimpling, Caistor & Bixley, Carleton Rode, Chedgrave, Costessey, Cringleford, Denton, Deopham & Hackford, Dickleburgh & Rushall, Diss, Ditchingham, Earsham, Easton, Ellingham, Forncett, Framingham Earl,</u></p>

	<p><u>Geldeston, Gillingham, Great Moulton, Haddiscoe, Hales, Hempnall, Hethersett, Hingham, Keswick & Intwood, Kirby Cane, Langley with Hardley, Little Melton, Loddon, Long Stratton, Marlingford & Colton, Morley, Mulbarton, Needham, Newton Flotman, Poringland, Pulham Market, Pulham St Mary, Redenhall with Harleston, Rockland St Mary, Roydon, Saxlingham Nethergate, Scole, Seething, Shelfanger, Shotesham, Spooner Row, Starston, Stoke Holy Cross, Surlingham, Swainsthorpe, Swardeston, Tacolneston, Tasburgh, Tharston & Hapton, Thurlton, Thurton, Tibenham, Tivetshalls, Toft Monks, Trowse with Newton, Wacton, Wicklewood, Winfarthing, Woodton, Wortwell, Wreningham and Wymondham.</u></p>
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Additional ~~Appendices~~ Appendix for Regulation 19 submission version of the plan in summer 2021,

~~Appendix 6~~ Amendments to ~~policies maps~~

~~Appendix 7 Superseded policies~~

~~Appendix 8 How plan policies implement the GNL's objectives~~

Appendix 9 Housing delivery trajectories Policies Maps

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