

Heritage Statement

Site	East Norwich Strategic Regeneration Area
Policy	GNLP0360/3053/R10
Heritage statement collated by:	Tracy Armitage, Senior Planner, Norwich City Council
Date undertaken:	June 2021

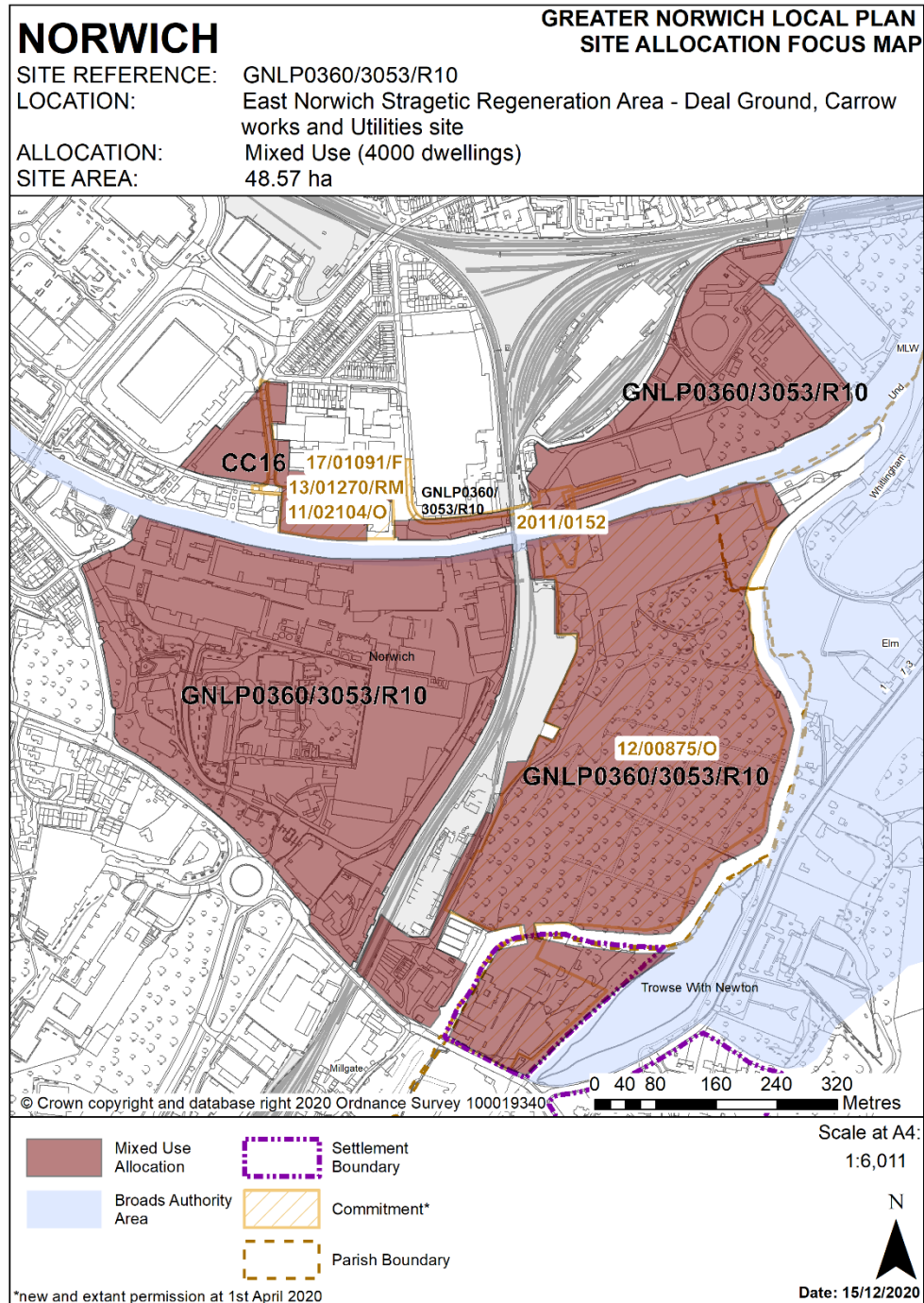


Figure 1: Site allocation

1. Proposed allocation

1.1 Residential-led mixed use development including housing, community, education and leisure facilities, employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to deliver in the region of 4,000 homes subject to confirmation through detailed master planning as defined in policy 7.1 of the GNLP. An aerial showing the extent of the allocation is shown in figure 2 below and figure 3 gives an overview of the heritage assets on site and in the surroundings.



Figure 2: Aerial photo

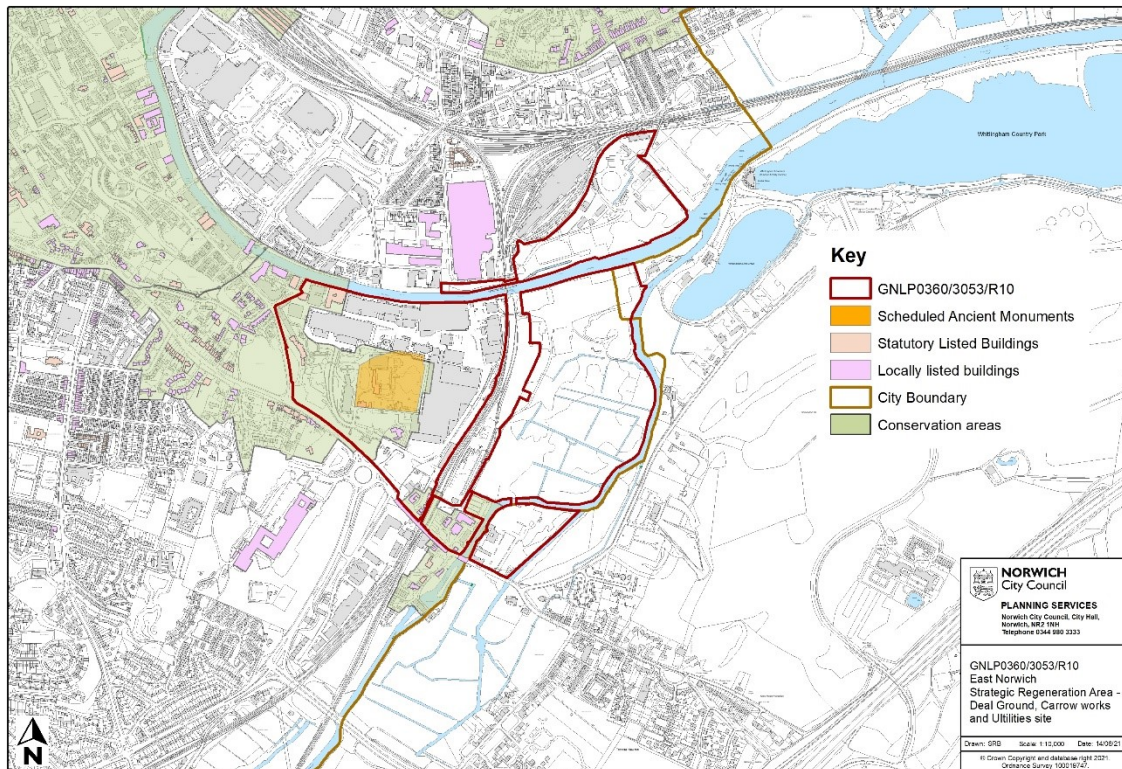


Figure 3: Designated Heritage assets

2. Heritage and the East Norwich Strategic Regeneration Area Masterplan

- 2.1 Draft GNLP Policy 7.1 requires development to be undertaken comprehensively in accordance with a masterplan for the East Norwich Strategic Regeneration Area. A public-private sector partnership has been created to steer development of a masterplan for the East Norwich area. Production of a masterplan for the East Norwich sites will support the Greater Norwich Local Plan (GNLP) plan process and the preparation of a future Supplementary Planning Document.
- 2.2 Multidisciplinary consultants led by Avison Young were appointed on 10 February 2021 to produce a masterplan for the East Norwich area. The consultant team includes Allies and Morrison (A+M) (architects and urban planners) as well as a full complement of technical consultants. The masterplan is programmed to be produced in two stages. Stage 1 will involve stakeholder engagement at key points of the process and will result in a Concept Masterplan based on a clear understanding of site constraints, infrastructure needs, deliverability and viability. Stage 2 will involve more in-depth consideration of infrastructure and viability and will result in a refined masterplan, and the preparation of a future supplementary planning document to support policy in the Greater Norwich Local Plan. Stage 1 of the masterplan is expected to be completed by October 2021.

- 2.3 Masterplan preparation is an iterative process and will be informed by a comprehensive assessment of the site and the surrounding context. This will include an assessment of the historic environment. Cotswold Archaeology have been appointed to provide heritage input into the process.
- 2.4 Table 1 sets out the masterplan preparation programme. The first stage includes the assembly and preparation of supporting evidence documents. Baseline Built Heritage and Archaeological Assessments will be prepared for the site. An assessment of the significance of the heritage assets and their setting will inform the constraints and opportunities assessment prepared by Allies and Morrison which (alongside other considerations) will set the parameters for the Stage 1b of the process, consideration of development options. These parameters will include the location, nature, form, massing and quantum of proposed development. The masterplan programme includes stages of engagement with Historic England on the baseline assessment and significance considerations and at the options stage. The approach is based on an understanding of Historic England Note 3: The Historic Environment and Site Allocations in Local Plans.

Table 1: East Norwich Masterplan programme

	Masterplan programme	Output	Date
Stage 1a	Baseline analysis	Cotswold Archaeology Preparation of <ul style="list-style-type: none"> • Built Heritage Appraisal • Archaeological Desk Based 	May/June 2021
	Stage 1a Stakeholder Engagement	Agreement of heritage baseline	July 2021
Stage 1b	Masterplan options development	A+M led heritage input to the iterative design process	May – September 2021
	Stage 1b Stakeholder Engagement		August 2021
Stage 1c	Concept masterplan production and agreement	Agreed Concept Masterplan Which will include an informal and high-level heritage and townscape strategy	October 2021
Stage 2	Concept masterplan testing and refinement		November 2021 - January 2022

	<p>Stage 2 Engagement</p> <p>Preparation of Supplementary Planning Document (SPD)</p> <p>Statutory SPD consultation Adoption of SPD</p>		<p>January-March 2022</p> <p>February 2022 – April 2022</p> <p>April 2022 Mid 2022</p>
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- 2.4 Stage 1c of the masterplan process will develop and refine options. This refinement will have regard to input from stakeholders, including Historic England, regarding impact and appropriateness. The Concept Masterplan report will include a Heritage and Townscape section/s providing a qualitative statement on how the emerging masterplan framework for the site responds to its unique history and significance.
- 2.5 The Concept Masterplan, output from the Stage 1 process, will form part of the evidence base for the GNLP examination in public. Stage 2 of the masterplan is scheduled to take place between November 2021 and March 2022. Draft policy 7.1 requires development of the site to be undertaken comprehensively in accordance with a masterplan for the East Norwich Strategic Regeneration Area. The Masterplan will be augmented by a Supplementary Planning Document following the adoption of the GNLP.