

# Greater Norwich Local Plan

## Topic Paper: Policy 7.3 Key Service Centres

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## Summary

This topic paper identifies the nine Key Service Centres (KSCs) in Greater Norwich and summarises the drivers of policy for KSCs in the Greater Norwich Local Plan (GNLP). It considers the policy context and the evidence for each of the nine KSCs.

The topic paper then explains that the various scenarios presented in the Growth Options document, when applied to KSCs, suggested a combined level of growth of between 450 and 850 new dwellings to be allocated at this tier of the settlement hierarchy.

There were a range of representations during Regulation 18, with many site promoters suggesting KSCs should have a greater share of growth, and many parish and town councils suggesting that their respective settlements were constrained (often by traffic or other highway issues, or a perceived lack of capacity in local services).

Between Regulation 18C and Regulation 19, there were changes to the number of dwellings identified for allocation in Acle and in Loddon/Chedgrave, and changes to the policies for some allocated sites.

At the start of the plan period in 2018, just over 8% of the total number of existing homes in the area were in KSCs. The plan provides for around 3,700 additional homes in KSCs between 2018 and 2038, forming 7% of the total housing growth for Greater Norwich. The great majority of these are on committed sites and on sites delivered between 2018 and 2020. 695 homes are to be provided on newly allocated sites.

The paper concludes that this is reasonable level of growth in the KSCs to support the retention and enhancement of local services providing both for the settlements themselves and for surrounding areas, thus supporting a vibrant rural economy and a sustainable pattern of growth.

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## Purpose

1. This topic paper is part of a series of papers to provide further justification and explanation of Policy 7.3 for Key Service Centres (KSCs) for the submission of the Greater Norwich Local Plan and its consideration at examination. It should be read alongside Policies 1 and 7.3 and their supporting text, Site Assessment Booklets for each settlement, and the Statement of Consultation for each stage of plan-making.
2. The Topic Paper contains the following:
  - the policy background to the settlement hierarchy approach and existing local policy;
  - a brief summary of the opportunities and constraints for each KSC as identified in various evidence documents;
  - a summary of the evolution of the GNLP policy for KSCs and representations made by key stakeholders at Regulation 18;
  - identification of the changes to the KSC policy for Regulation 19 and a summary of the representations made at that stage of plan-making.
  - Appendices include policy 7.3 and a map of the KSC housing growth.

## Background

3. The Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS), which was adopted in March 2011 with amendments adopted in January 2014, identified a settlement hierarchy for Greater Norwich, to ensure growth was directed in proportion to the level of local service provision. Key Service Centres (KSCs) were defined as larger villages and small towns with a range of facilities which also meet the needs of residents in surrounding areas.
4. The GNLP continues this approach, planning for new development appropriate to the local range of services and facilities. In the Growth Options document, the KSCs were named as Acle, Blofield, Brundall, Hethersett, Hingham, Loddon/Chedgrave, Poringland/Framingham Earl, Reepham and Wroxham<sup>1</sup>. See the map at Appendix 2. These settlements have local access to some services and employment opportunities. In the Growth Options document, KSCs were considered for a range of new development (over existing commitment) of between 450 and 850 dwellings, with higher levels of growth likely for KSCs with a secondary school.

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<sup>1</sup> In the JCS there was a tenth KSC, but Long Stratton has been redefined as a Main Town in the GNLP.

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## Context

5. The NPPF states the social objective of accessible services and the environmental objective of minimising pollution. These can be met by locating housing growth where there is ready access to jobs and services to provide what the NPPF terms 'sustainable solutions'. However, there is also a stated need to take local circumstances into account, to reflect the character and the needs and opportunities of each area.
6. The adopted local plans for South Norfolk and Broadland, and the neighbourhood plans for KSCs which have them, include the following:
  - **Acle:** The Acle Neighbourhood Plan was made in February 2015. It aims to ensure Acle continues to flourish as a village and gateway to the Broads, maintains a strong sense of community, and embraces a sustainable and prosperous future. The JCS identified 100 – 200 dwellings for Acle, following which Broadland Site Allocations DPD allocated 200 dwellings and 2 hectares (ha) of employment land across 4 sites.
  - **Blofield:** The Blofield Neighbourhood Plan was made in July 2016, and aims for the nature and character of the rural village to be preserved and retained, to contribute to a high quality of life and provide opportunity and choice, enhance the environment, promote social inclusion and support the local economy. The JCS identified 50+ dwellings for Blofield, following which the Broadland Site Allocations DPD allocated 336 dwellings across 4 sites.
  - **Brundall:** The Brundall Neighbourhood Plan was made in May 2016. It aims to ensure that Brundall remains a high-quality rural village surrounded by tranquil open countryside and the Broads landscape where people want to live, visit, work and engage with a vibrant and thriving community. The JCS identified 50+ dwellings for Brundall, following which the Broadland Site Allocations DPD allocated 150 dwellings on 1 site.
  - **Hethersett:** The long-standing adopted strategic gap policy maintains separation between Hethersett and Cringleford to the east and Wymondham to the west. The JCS set a target of at least 1,000 dwellings in Hethersett, following which the South Norfolk Site Specific Allocations DPD allocated just under 1,200 dwellings, a care home, and informal open space across 3 separate sites.
  - **Hingham:** The JCS set a target of approximately 100 dwellings in Hingham. Following this, the South Norfolk Site Specific Allocations DPD allocated 95 dwellings and a 2.2 ha extension to the existing industrial estate. Town centre uses are protected under Development Management policies.
  - **Loddon/Chedgrave:** The JCS set a target of approximately 100 - 200 dwellings in the neighbouring settlements of Loddon and Chedgrave, following which the South Norfolk Site Specific Allocations DPD allocated 200 dwellings and 2.9

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ha of employment land around an existing industrial estate. Town centre uses are protected under Development Management policies.

- **Poringland/Framingham Earl:** A neighbourhood plan is being prepared for Poringland parish and is at an advanced stage (a referendum is expected to take place in June 2021). The JCS set a target of approximately 100 - 200 dwellings in and around the built-up area of the Poringland/Framingham Earl, following which the South Norfolk Site Specific Allocations DPD allocated 620 dwellings and 4.3 ha of employment land.
- **Reepham:** The JCS identified 100 - 200 dwellings for Reepham, following which the Broadland Site Allocations DPD allocated 140 dwellings across 2 sites.
- **Wroxham:** The Wroxham Neighbourhood Plan was made in March 2019. It aims to ensure that Wroxham remains a beautiful waterside community with a variety of homes to meet strategic and local needs, improved community services, effective traffic management and a range of businesses sensitive to its iconic location and the conservation area. The JCS identified 100 - 200 dwellings for Wroxham, following which the Broadland Site Allocations DPD allocated 100 dwellings on 1 site.

## Evidence

- At the start of the plan period in 2018, just below 16,000 of the homes in Greater Norwich were in KSCs, which is just over 8% of the total number of homes in the area.
- All the GNLP policies and sites have been assessed against the Sustainability Appraisal objectives in order to consider any negative impacts identified and to mitigate through policy where possible. The Regulation 18 draft of policy 7.3 scored:
  - 'major positive'** for Housing; Economy
  - 'positive'** for Population & Communities; Deprivation; Education;
  - 'neutral'** for Crime; Historic Environment;
  - 'negative'** for Biodiversity, Geodiversity & GI; Landscape; Health; Transport & Access to Services; Water;
  - 'major negative'** for Air Quality & Noise; Climate Change Mitigation & Adaptation; Natural Resources, Waste & Contaminated Land
- The SA Report states that this is primarily due to additional development being associated with an increase in vehicles, loss of greenfield land, the proximity of existing roads to KSCs, and surface water flood risk. Site policy addresses constraints where possible.
- As defined in the GNLP glossary, KSCs 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

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in main towns); a village hall; primary health care and a library. This level of services can support and be supported by housing growth.

11. Each KSC has specific opportunities and constraints which have been considered in determining the strategy for each settlement:

- **Acle:** The Broads Authority area wraps around the north, east and south of the village. There is a strategic green infrastructure (GI) corridor to the west. Acle has a secondary school, rail links to Norwich and Great Yarmouth, limited local employment, but good access to other employment centres in Norwich and Great Yarmouth. There are traffic congestion problems in the town. Anglian Water plans to increase capacity at Acle water recycling centre.
- **Blofield:** Blofield has a GP surgery. The A47 by-passes the village to the north. The built-up area of Brundall is nearby to the south. There are concerns over the capacity of the A47 junction west of the village, although improvements to the A47 east of Blofield to North Burlingham are planned to start in 2022-2023. The village has high levels of existing commitment.
- **Brundall:** The Broads Authority area borders the village to the south. Brundall has a GP surgery. The A47 bypasses the village to the north and there is a strategic GI corridor to the south of the village, beyond the railway line. The built-up area of Blofield is nearby to the north. There are rail links to employment centres in Norwich and Great Yarmouth, but concerns over the capacity of the A47 junction.
- **Hethersett:** There is a strategic GI corridor to the south of the village. Listed buildings are generally along the southern boundary of the village and there is a significant archaeological feature underground to the west. The built-up areas of Cringleford, Wymondham and Little Melton are all close to the built-up area of Hethersett. The village is close to the A11 and growth here may impact on the A11/A47 Thickthorn junction, although improvements to the junction are planned to start in 2022-2023. Recently a cycle path has been completed between Wymondham and Norwich, passing Hethersett on-route. Hethersett has a secondary school (with expansion planned), a GP surgery and dentist, and a small business centre. There is good access to a range of strategic and local employment opportunities close to Hethersett. Cringleford primary substation requires upgrades and/or the use of measures to off-set the need for reinforcement. There are high levels of existing commitment in the village.
- **Hingham:** There is a large conservation area covering the centre of the town (including the open spaces there) and extending along Hall Moor Road. Hingham has a GP surgery and some local employment. The B1108 from Norwich to Watton runs through the centre of the town and there is local concern over pedestrian safety. The nearest secondary school is in Attleborough 10 km away.

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- **Loddon/Chedgrave:** These neighbouring settlements form a single built-up area. There is a substantial conservation area covering the town centre of Loddon, marshes to the east and extending into Chedgrave, and a second area around the Church of All Saints. The Broads Authority area extends into the town centre and a strategic GI corridor runs east to west between the two centres of Loddon and Chedgrave. Loddon has a high school, GP surgery and industrial estate to the south. The A146 bypasses the town but there are local concerns about the level of traffic within the settlements and access onto the bypass at peak times.
- **Poringland/Framingham Earl:** These are neighbouring settlements which form a single built-up area. The South Norfolk Place-Making Guide suggests development should not further accentuate the linear settlement pattern along the B1332. There is a significant surface water and ground water drainage issue in Poringland. The combined settlement includes a secondary school, two GP surgeries, a dentist and some local employment, but a new primary school is needed and a site search investigation is being commissioned. Woodland to the north-east of the village has value at a district level. There are strategic GI corridors to the east and west of the village. The skyline is dominated by two communication masts located off Stoke Road. The Open Space Study in 2007 showed that Poringland was particularly short of accessible natural/semi-natural greenspace. There are high levels of existing commitment.
- **Reepham:** There is a conservation area running through the centre of the settlement and out along The Moor. There are strategic GI corridors to the north and to the south-west of the town. Reepham has a secondary school and GP surgery. While the B1145 connects Reepham with the A1067, the most direct road to Norwich is unclassified. The Water Cycle Study identified that there may be future capacity issues for the growth proposed in Reepham.
- **Wroxham:** The Broads Authority area extends into the village and there is a conservation area covering much of the settlement. Most of the services are over the river in Hoveton, which is in North Norfolk district, including a secondary school and GP surgery as well as a variety of shops. There are rail links to Norwich, North Walsham, Cromer and Sheringham. Local traffic issues centre on the bridge between Wroxham and Hoveton, which forms a bottleneck leading to tailbacks, particularly in summer. However, Norfolk County Council has identified a series of actions in the Network Improvement Strategy for Wroxham/Hoveton. Anglian Water plans to increase capacity at Wroxham water recycling centre.

## Regulation 18 Consultations

12. There was a call for sites in 2016. For more information about sites, please see the site assessment booklets, which are produced at a settlement level.

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13. During late 2017/early 2018, the Regulation 18A Growth Options consultation, included the following elements dealing with KSCs:

- Para 4.156 of the Growth Options document suggested as part of the possible changes to the settlement hierarchy, “*we are also considering changing the title of tier 3 from Key Services Centres to Service Centres*”. Framingham Earl PC commented that changing the title does not have a material effect on the role of the Key Service Centres.
- Growth Options Figure 5 proposed that the scale of new allocations would depend on site availability, local environmental constraints and the scale of local services, but that higher levels of growth would “*tend towards locations with a secondary school*”.
- Growth Options Question 23 was *Do you agree with the approach to the top three tiers of the hierarchy?* Of a total of 89 responses received, 72 supported this option. There were numerous representations concerned about the lack of capacity for growth in Reepham, which cited the concerns raised by many residents in other settlements about potential growth.
- Growth Options 1-6 proposed different levels of additional growth beyond existing commitment for KSCs, ranging from a baseline of 450 dwellings to 850 dwellings across this tier of the hierarchy. Option 1 (concentration close to Norwich, baseline allocations only for KSCs) was the most popular option, followed by Option 3 (Cambridge – Norwich tech corridor, 100 additional homes above baseline, most likely in Hingham) and Option 2 (transport corridors, baseline allocations only for KSCs). Parish councils generally emphasised the need for infrastructure to be in place before development, and for existing commitments to be considered both in delivery terms and within the overall need.

14. For more information about representations, see the Statement of Consultation, which is organised by consultation question.

15. Towards the end of 2018, there was a further consultation (Reg18B) on the sites which had been submitted or revised during the Growth Options consultation, and on smaller sites which had not been included previously. For more information on the sites, please refer to the site assessment booklets, which are organised at a settlement level.

16. In early 2020, there was a further Regulation 18 consultation (Reg18C) this time on the draft plan. During the Reg. 18C draft plan consultation, the following questions dealt with KSCs:

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- Draft Plan Question 43 – *Do you support, object or wish to comment on the approach for the key service centres overall? Please identify particular issues.* There were 18 representations (3 Support (S), 5 Objections (O), 10 Comments (C)). The majority of respondents to this question were developers/site promoters. Many of these felt growth should be redistributed from the village clusters to the KSC level of the hierarchy. Other issues included a request for a definition of KSCs and distribution of growth between KSCs.
- Draft Plan Question 44 – *Do you support, 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.* There were 26 representations (6S, 8O, 12C). Site promoters generally called for more sites to be allocated. Parish councils were generally supportive where allocations had not been made. In Hingham (where allocations were made) Hingham Town Council was concerned about road safety, car parking and service capacity.

17. For more information about representations, see the Statement of Consultation, which is organised by consultation question.

18. The Reg18C draft sites plan proposed 515 new dwellings on new housing allocations across the KSCs. This level of growth was within the range of between 450 and 850 dwellings identified in the Growth Options document, and took account of the various constraints per settlement, and also outstanding commitment (both permissions and undeveloped former allocations).

19. It also included a 200-home uplift on the allocated site in Hethersett. More detail is available in the Site Assessment Booklets, which are ordered by settlement. The spread of these new housing allocations, plus the committed sites was as follows:

- **Acle:** There were 2 sites of 100 dwellings each, plus carried forward allocations for 170 dwellings and 21 additional dwellings with planning permission. The total for Acle was 391 homes. The additional sites were required to provide a link road to alleviate traffic. Upton with Fishley/Acle PC objected to the allocations due to a perceived lack of infrastructure.
- **Blofield:** There was 1 site of 15 dwellings, plus carried forward allocations for 163 dwellings and 111 additional dwellings with permission. The total for Blofield was 289 homes (NB the figure of 353 total homes was used in the Reg. 18C table at the start of policy 7.3 – this was a parish figure, including the village of Blofield Heath, which was explained in the Sites Plan KSC chapter). No new allocations were included due to the levels of existing commitment. Blofield Parish Council were pleased with the low level of allocation.

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- **Brundall:** There were no new or carried forward housing allocations, but 175 dwellings with permission. The total for Brundall was 175 homes. No new allocations were included due to the levels of existing commitment. Brundall PC supported the lack of additional allocations and the carried forward allocations for recreational open space.
- **Hethersett:** 200 additional dwellings were included as uplift within the red line of HET1 carried forward allocation. Site HET2 was also carried forward, which allocated care home development, with the potential for market housing to support the site's viability (although this further potential housing was not quantified or included in the housing numbers). Site HET3 was carried forward as an open space allocation. Including all carried forward allocations and permissions, the total for Hethersett was 1,369 homes, which includes some homes delivered since 2018. This level of growth in Hethersett reflects its good access to employment opportunities, services and public transport. Hethersett PC supported the lack of additional allocations.
- **Hingham:** There were 2 sites for 100 dwellings in total, with no carried forward housing allocations, plus 16 additional dwellings with permission. The total for Hingham was 116 homes. This level of growth in Hingham reflects its good access to employment opportunities, services and public transport. Hingham Town Council objected to site GNLP0503 due to road safety concerns and GNLP0520 due to surface water flooding, road safety, proximity to an industrial estate and landscape impacts. They preferred sites to the west of the town, which had been discounted on highway grounds.
- **Loddon/Chedgrave:** There were 2 sites for 200 dwellings in total, with no carried forward allocations, plus 200 dwellings with permission. The total for Loddon/Chedgrave was thus 400 homes. This level of growth reflects the good access to employment opportunities, services and public transport in the settlement. Loddon Parish Council proposed amendments to the policy for GNLP0312. Chedgrave Parish Council did not comment.
- **Poringland/Framingham Earl:** There were no new or carried forward allocations, but 536 dwellings with permission. The total for Poringland/Framingham Earl was thus 536 homes. No new allocations were included due to the levels of existing commitment. Poringland PC supported the lack of new allocations. Framingham Earl PC and Framingham Pigot PC did not respond.
- **Reepham:** There were no new allocations, 2 carried forward allocations for 120 dwellings in total, plus 28 dwellings with permission. No new allocations were included due to the levels of existing commitment. The total for Reepham was 148 homes. Reepham Town Council supported the lack of new allocations.
- **Wroxham:** There were no new or carried forward allocations, but 4 dwellings with permission. The total for Wroxham was thus 4 dwellings. No new

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allocations were included due to traffic constraints and proximity to the Broads. Wroxham Parish Council supported the lack of new allocations.

## GNLP Regulation 19 Policy and publication February to March 2021

### Homes

20. For the Regulation 19 version of the GNLP changes were made to allocations in KSCs to contribute to the overall increase in housing numbers by 5,000 dwellings at this stage of plan-making. The changes added 180 dwellings to the previous figure, making a total of 695 dwellings on newly allocated sites in KSCs. This is within the range of between 450 and 850 homes identified in the growth options. The policy is reproduced at Appendix 1. For full details of the changes to site allocations, please refer to the Site Assessment Booklets, which are organised by settlement.

However, to summarise the changes:

- In Acle, the site promoters of the two preferred sites joined forces and promoted a cohesive scheme to provide the required link road, but on a revised site boundary and with an uplift in housing numbers from 200 to 340 dwellings. It was considered that the services in Acle could support this level of growth, and the collaboration between the site promoters provided confidence in the delivery of the all-important link road.
- In Chedgrave, the promoter for the preferred site submitted a proposal to amend the site boundary and uplift the allocation by 40 dwellings. It was considered that the services in Loddon and Chedgrave could support this level of growth, and the revised site would be able to provide open space valued by local residents and respect the setting of the historic park opposite.

21. In addition to these two changes, there were updates to site policies and supporting text, often in response to representations made at Reg. 18C.

22. Also, in Brundall, an appeal on one of the carried forward open space allocations was decided after March 2021, subsequent to the publication of the Regulation 19 draft plan. This will add 170 dwellings to Brundall's existing commitment when it is recalculated. However, to ensure the provision for open space remains enshrined in policy prior to delivery through two large permissions, the two allocations remain for open space.

23. The distribution of new housing in KSCs at the Regulation 19 stage, along with updated delivery/commitment figures is illustrated in the map at Appendix 2 and in the table below:

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Key Service Centre	Existing Commitment (including uplift and delivery since base date)	New Allocations	Total Housing 2018 - 2038
Acle	200	340	540
Blofield	301	15	316
Brundall	175	0	175
Hethersett	1375	0	1375
Hingham	20	100	120
Loddon/Chedgrave	206	240	446
Poringland/ Framingham Earl	547	0	547
Reepham	155	0	155
Wroxham	5	0	5
<b>Total:</b>	<b>2984</b>	<b>695</b>	<b>3679</b>

24. Overall, the Regulation 19 publication draft plan provides for almost 3,700 additional homes in KSCs between 2018 and 2038, which is a growth of 23% in the amount of homes in KSCs. This forms 7% of the total housing growth for Greater Norwich. The great majority of these (almost 3,000 homes) are on committed sites, including uplift on these sites and housing delivery between 2018 and 2020. New allocations provide for around 700 additional homes in the locations with the best opportunities for growth and the fewest constraints.

## Jobs

25. Employment land in KSCs is provided through committed sites, as the Employment, Town Centre & Retail Study, updated in 2020, indicates a theoretical over-supply of employment land over the Greater Norwich area. Previously allocated employment land is carried forward to provide choice and flexibility for the economy to grow and

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provide local employment opportunities. The distribution of these sites is shown below:

Key Service Centre	Existing Undeveloped Employment Allocations (hectares, April 2018)	New Allocations	Total Employment Allocations 2018 – 2038 (hectares)
Acle	0.7	0	0.7
Blofield	0	0	0
Brundall	0	0	0
Hethersett	0	0	0
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
Wroxham	0	0	0
<b>Total:</b>	<b>11.8</b>	<b>0</b>	<b>11.8</b>

26. During the publication period, there were 18 representations about policy 7.3 (3S, 15O). There were concerns from Acle Parish Council and a member of the public that the housing numbers had risen from 200 to 340 in Acle. Some site promoters: challenged the perceived low level of allocations in KSCs; suggested the distribution through the settlement hierarchy and/or within KSCs is disproportionate - Brundall, Hethersett, Loddon, Poringland, Reepham and Wroxham should have further allocations; suggested that Horsford, Mulbarton and Scole should be defined as KSCs; challenged that policy 7.3 does not provide for educational or care/retirement housing needs in Hethersett or support provision of sports facilities. Natural England suggested the policy wording should be changed to refer to the source of the maps referred to.

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27. Also during the publication period, there were 123 representations about the KSC section of the sites plan. The main issues raised were:

- Broads Authority would like dark skies consideration inserted into Acle and Loddon site policies;
- In Acle, Brundall, Hethersett, Hingham, Loddon, Anglian Water requests additional policy and supporting text elements in some sites with underlying water assets;
- **Acle** site promoter wants additional policy requirement for phasing plan for road;
- Developers and site promoters suggest sites in **Blofield** should be allocated/included in settlement boundary;
- A school was proposed on GNLP0352 in **Brundall**, but this use was not assessed;
- Brundall BRU2 should not be allocated for open space as housing permitted and development has commenced;
- Page 40 of **Hethersett** site assessment booklet contains an error in that the site descriptions have been set under the wrong heading;
- Site GNLP0503 in **Hingham** has been withdrawn during Reg19;
- GNLP0520 Hingham site policy for surface water only deals with site, not lower surrounding areas;
- Hingham TC: contradictions in site assessments, decisions on some sites are flawed, not based on proportionate evidence. Highway Authority evidence is disputed, mitigation afforded to allocated sites could be applied to other sites. No reference to town centre. Conclusion in booklet justifies predetermined decision to allocate 0520.
- **Chedgrave** PC considers duty to co-operate has been failed, entire process has been inadequate re involvement of public.
- Richard Bacon, MP: Plan does little to address education needs in **Poringland**. Norfolk County Council has need and funding allocation for primary school in Poringland, plan should address this.
- Decision not to allocate housing in Poringland is flawed, partly due to dispersal strategy. Commitment has reduced as housing has been delivered in the village. For GNLP0494R site access given as constraint, but access was not disputed by Highways Authority in recent application 2017/2871. For GNLP0485R, failed to consider school and country park while pressing need for school in Poringland and GI in Greater Norwich. Highways Authority have not considered evidence submitted during Reg18C.
- **Reepham** GNLP0353R in 2019 use changed to include employment land 1.6ha (as well as housing and potential expansion of GP). Part 1 booklet neglects to mention employment. Representation has not been taken into account when

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selecting sites. Reg18C representation submitted access strategy but Highways view remains unchanged.

- Reepham REP1 allocation is not deliverable, as evidenced by application 20200847, viability information of which shows 141 homes, only 20% affordable housing, and sports hall on alternative site (stated by developer).

## Conclusions

28. The number of dwellings on newly allocated sites across KSCs (695 homes) is broadly in line with the range identified through the Growth Options. It has been moderately increased in line with the overall housing provision in the GNLP.
29. The total provision in the plan for KSCs is 3,679 homes, including carried forward allocations, uplift on allocated sites and other deliverable commitment. This equates to 7.4% of the proposed housing growth across Greater Norwich. In 2018, around 8.5% of existing homes in Greater Norwich were in KSCs<sup>2</sup>. Therefore, the overall growth at this level of the hierarchy is proportionate.
30. Some KSCs do not have new housing allocations. This is the product of a range of constraints and the number of outstanding committed sites.
31. This level of growth in the KSCs will support the retention and enhancement of local services, providing both for the settlements themselves and for surrounding areas, thus supporting a vibrant rural economy and a sustainable pattern of growth.
32. The plan also provides for 11.8 ha of employment/commercial land and related infrastructure, to support local communities and provide sustainable choices for travel and local employment.

## Appendices

Appendix 1: Full text of policy 7.3

Appendix 2: Map of KSC housing growth

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<sup>2</sup> According to council tax records

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# Greater Norwich Local Plan

## Appendix 1: Policy 7.3

### Policy 7.3 The Key Service Centres

The Key Service Centres of Acle, Blofield, Brundall, Hethersett, 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 3,679 additional homes and sites for 11.8 hectares of employment / commercial land and related infrastructure.

The main areas for development are:

#### Housing

<b>Key Service Centre</b>	<b>Existing deliverable commitment (including uplift + delivery 2018/19)</b>	<b>New allocations</b>	<b>Total deliverable housing commitment 2018 - 2038</b>
<b>Acle</b>	<b>200</b>	<b>340</b>	<b>540</b>
<b>Blofield</b>	<b>301</b>	<b>15</b>	<b>316</b>
<b>Brundall</b>	<b>175</b>	<b>0</b>	<b>175</b>
<b>Hethersett</b>	<b>1,375</b>	<b>0</b>	<b>1,375</b>
<b>Hingham</b>	<b>20</b>	<b>100</b>	<b>120</b>
<b>Loddon / Chedgrave</b>	<b>206</b>	<b>240</b>	<b>446</b>
<b>Poringland / Framingham Earl</b>	<b>547</b>	<b>0</b>	<b>547</b>
<b>Reepham</b>	<b>155</b>	<b>0</b>	<b>155</b>
<b>Wroxham</b>	<b>5</b>	<b>0</b>	<b>5</b>

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<b>Total</b>	<b>2,984</b>	<b>695</b>	<b>3,679</b>
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The sites to meet the above targets are in the GNLP Sites document.

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

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## Employment

<b>Key Service Centre</b>	<b>Existing undeveloped employment allocations (hectares, April 2018)</b>	<b>New allocations (hectares)</b>	<b>Total employment allocations (hectares)</b>
<b>Acle</b>	<b>0.7</b>	<b>0</b>	<b>0.7</b>
<b>Hingham</b>	<b>2.2</b>	<b>0</b>	<b>2.2</b>
<b>Loddon / Chedgrave</b>	<b>1.8</b>	<b>0</b>	<b>1.8</b>
<b>Poringland / Framingham Earl</b>	<b>4.3</b>	<b>0</b>	<b>4.3</b>
<b>Reepham</b>	<b>2.8</b>	<b>0</b>	<b>2.8</b>
<b>Total</b>	<b>11.8</b>	<b>0</b>	<b>11.8</b>

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.

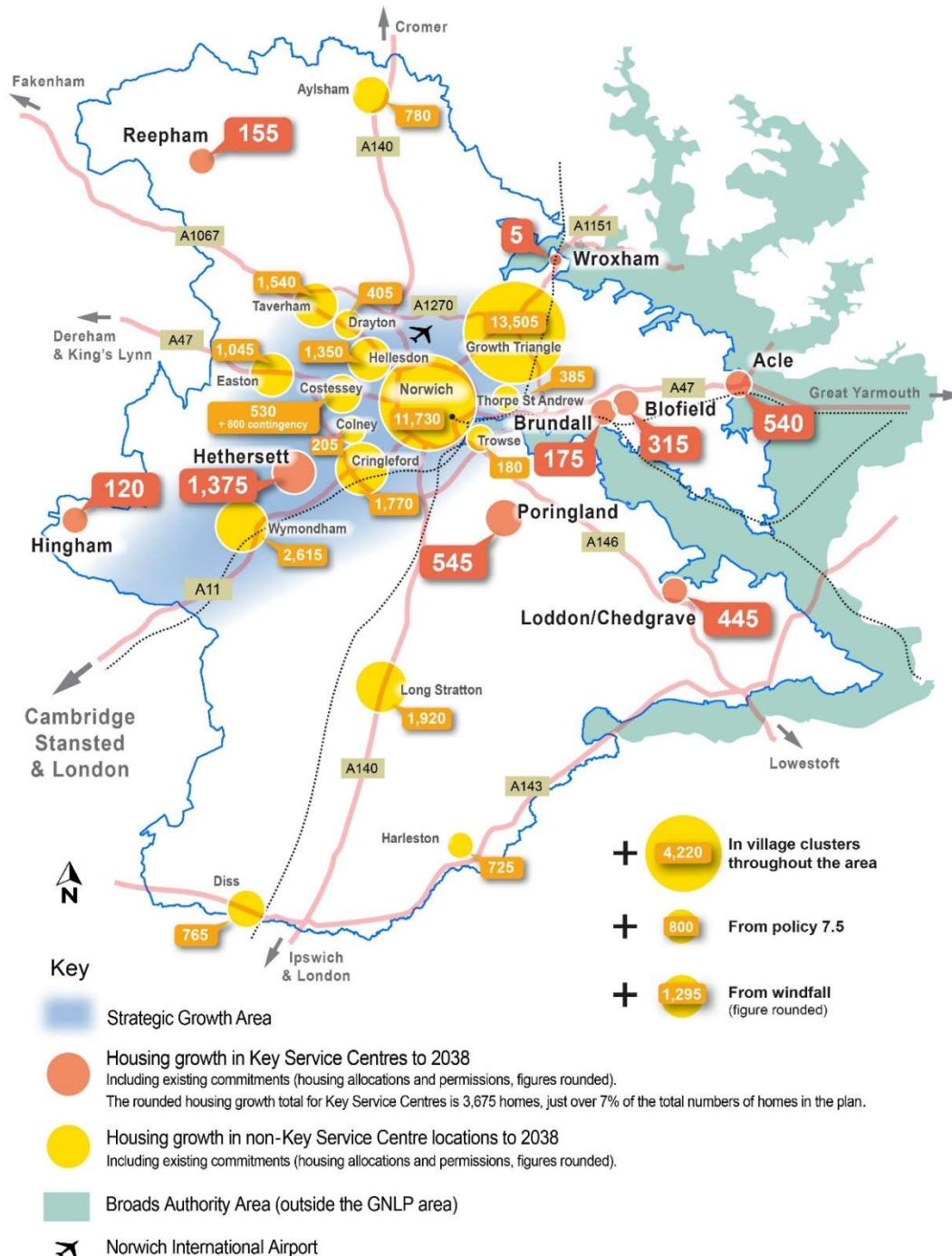
Enhancements to the multi-functional green infrastructure network will be provided by development to contribute to the strategic network as set out in maps 8A and B and to linking local networks.

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## Appendix 2: KSC Housing Growth Map

### Key Service Centres Housing Growth



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