

Greater Norwich Local Plan

Inspectors Matters Issues and Questions (March 2022 Sessions)

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These matters issues and questions relate to the second stage hearing sessions of the examination of the Greater Norwich Local Plan. They should be read in conjunction with the Inspectors initial questions to the Partnership and the Partnership's response.

All of the documents can be found on the Examination page of the Greater Norwich Local Plan website.

Further information about the examination, the conduct of the hearing sessions and the format of any further written statements is provided in the Inspectors' Guidance Note.

Matter 9 Residential based allocations – new sites without planning permission that are allocated for more than 500 dwellings

Issue 1 Anglia Square (Ref GNLP0506)

Is the proposed site allocation soundly based? In particular:

1. Is an assumed site capacity of 800 dwellings justified? How does this relate to the recent refusal of planning permission by the Secretary of state for a higher density mixed use scheme (Ref APP/G2625/V/19/3225505)?
2. Would a scheme for around 800 dwellings be viable and deliverable?
3. Does the evidence support the expected delivery of the housing units 2026/27 – 2031/32? (Document 3.2C)?
4. Is this site subject to multiple leases / ownerships? To what extent could this affect its delivery?
5. Has the effect of a scheme for 800 homes on the historic environment, and the implications for infrastructure, been properly assessed and can appropriate mitigation be achieved?
6. Are the detailed requirements set out in Policy GNLP0506 justified and effective? Are they supported by the evidence and deliverable?
7. How would the re-development of Anglia Square support and be the catalyst for change in the wider Northern City Centre strategic regeneration area?

Issue 2 Land between Fir Covert Road and Reepham Road, Taverham (Ref GNLP0337R)

Is the proposed site allocation soundly based? In particular:

1. Is the allocation justified and is it supported by the evidence?
2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?
3. Has the availability and viability and deliverability of the site been robustly assessed?
4. Does the evidence support the expected delivery of the housing units 2026/27 – 2036/37? (Document 3.2C)
5. Are the detailed requirements set out in Policy GNLP0337R justified and effective?

Issue 3 Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston (Ref GNLP0132)

Is the proposed site allocation soundly based? In particular:

1. Is the allocation justified and is it supported by the evidence?
2. Is the proposed capacity of 1,200 dwellings justified?
3. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?
4. Has the availability, viability and deliverability of the site been robustly assessed?
5. Does the evidence support the expected delivery of the housing units 2026/27 – 2033/34? (Document 3.2C)
6. Are the detailed requirements set out in Policy GNLP0132 justified and effective?

Issue 4 Costessey Contingency Site (Ref GNLP0581/2043)

Is the proposed site allocation soundly based? In particular:

1. Is the allocation justified and is it supported by the evidence?
2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?
3. Is the land required in order to deliver a safe and suitable access into the site available?
4. Has the availability, viability and deliverability of the site been robustly assessed? Would the requirement to provide new

educational facilities within the site affect its ability to meet other policy requires, e.g., for affordable housing?

5. Is the proposed trigger mechanism for the release of this site justified and effective?
6. Are the other detailed requirements set out in Policy GNLP0581/2043 justified and effective?

Matter 10 Housing and mixed Use allocations - new sites without planning permission that are allocated for less than 500 dwellings

Are the proposed site allocations listed below soundly based? In particular:

1. Is the allocation justified and is it supported by the evidence?
2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?
3. Has the availability, viability and deliverability of the site been robustly assessed?
4. Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2C)
5. Are the detailed policy requirements that would apply to the allocation justified and effective?

Norwich

- a. Friars Quay Car Park, Colegate (Ref GNLP2163)
- b. Land west of Eastgate House, Thorpe Road (Ref GNLP2164)

Urban Fringe

- c. Land to the west of Green Lane West, Rackheath (Ref GNLP0172)
- d. Land at Heathwood Gospel Hall, Green Lane West, Rackheath (Ref GNLP0351)
- e. Land off Beech Avenue, Taverham (Ref GNLP0159R)
- f. Colney Hall, Watton Road, Colney (Ref GNLP0253)

Main Towns

- g. Land at Briar Farm, Harleston (Ref GNLP2136)
- h. Land at Norwich Road, Aylsham (Ref GNLP0596R)
- i. Land south of Burgh Road and west of the A140, Aylsham (Ref GNLP0311, 0595 and 2060)

- j. Land at Frontier Agriculture Ltd, Sandy Lane, Diss (Ref GNLP0102)
- k. Land South of Spirketts Lane, Harleston (Ref GNLP2108)
- l. Land at Johnson's Farm, Wymondham (Ref GNLP0354R)
- m. Land North of Tuttlles Lane, Wymondham (Ref GNLP3013)

Key Service Centres

- n. Land west of Acle (north of Norwich Road, south of South Walsham Road) (Ref GNLP0378R and GNLP2139R)
- o. Land to the east of Beccles Road, Loddon (Ref GNLP0312)
- p. Land south of Norwich Road, Hingham (Ref GNLP0520)
- q. Land off Langley Road, Chedgrave (Ref GNLP0463R)
- r. Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield (Ref GNLP2161)
- s. Land north of Springfield Way and west of Dereham Road, Hingham (Ref GNLP0503)

Village Clusters

- t. Land to the west of West Lane, Horsham St Faith (Ref GNLP0125R)
- u. Dog Lane, Horsford (Ref GNLP0264)
- v. Land east of Aylsham Road, Buxton with Lammas (Ref GNLP0297)
- w. Land east of Gayford Road, Cawston (Ref GNLP0293)
- x. South of Bowlers Close, Freethorpe (Ref GNLP2034)
- y. Land south of Le Neve Road, Marsham (Ref GNLP2143)
- z. West of Blofield Road, Lingwood (Ref GNLP0380)
- aa. East of Station Road, Lingwood (Ref GNLP4016)
- bb. Land to east of Station Road, Reedham (Ref GNLP1001)
- cc. Mill Road, Reedham (Ref GNLP3003)
- dd. Land north of Chamery Lane, South Walsham (Ref GNLP0382)
- ee. Land east of Woodbastwick Road, Blofield Heath (Ref GNLP1048R)
- ff. Land at Rectory Road and south of the Bure Valley Railway, Coltishall (Ref GNLP2019)
- gg. Land at Bridge Farm Field, St Faiths Close, Great Witchingham (Ref GNLP0608R)
- hh. Land west of Foundry Close, Foulsham (Ref GNLP0605)
- ii. Land adjoining Norwich Road, Salhouse (Ref GNLP0188)

Matter 11 Housing and mixed use allocations - sites currently allocated in an adopted development plan, without planning permission

Are the proposed site allocations listed below soundly based? In particular:

1. Is the allocation on track as expected within the existing development plan?
2. If the allocation hasn't come forward as previously expected, what is the reason for this? Is there a reasonable prospect that it will be developed in the plan period?
3. Has the availability, viability and deliverability of the site been robustly assessed?
4. Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2C)
5. Are the detailed policy requirements that would apply to the allocation justified and effective?
6. Is any proposed uplift in capacity, or extension to the site, justified and supported by the evidence?

Norwich

- a. Land Mountergate/Prince of Wales Road (Mountergate East) (Ref CC4B)
- b. Mile Cross Depot, Norwich (Ref R36)
- c. Norwich Mail Centre, 13-17 Thorpe Road (Ref CC15)
- d. Land at Garden Street and Rouen Road, Norwich (Ref CC10)
- e. Former Eastern Electricity Headquarters, (Duke's Wharf) Duke Street (Ref GNLP0401)
- f. Land at Ketts Hill and east of Bishop Bridge Road (Ref R14/R15)
- g. Heigham Water Treatment Works, Waterworks Road, Norwich (Ref R31)
- h. Land at Rose Lane/Mountergate (Mountergate West) (Ref CC4a)
- i. John Youngs Limited, 24 City Road, Norwich (Ref R7)
- j. Westwick Street Car Park, Norwich (Ref CC30)
- k. Two sites at Hurricane Way, Airport Industrial Estate, Norwich (Ref R29)
- l. Land at 140-154 Oak Street and 70-72 Sussex Street, Norwich (Ref CC18 [CC19])
- m. Site of former Van Dal Shoes, Dibden Road, Norwich (Ref R17)
- n. 147 – 153 Ber Street, Norwich (Ref CC2)
- o. Land to rear of City Hall, Norwich (Ref CC24)
- p. Hobrough Lane, King Street, Norwich (Ref CC7)
- q. King Street Stores, Norwich (Ref CC8)
- r. Site of former Gas Holder at Gas Hill, Norwich (Ref R13)

- s. Ipswich Road Community Hub, 120 Ipswich Road, Norwich (Ref R2)
- t. Land at Argyle Street, Norwich (Ref CC11)
- u. Site of former Earl of Leicester Public House, 238 Dereham Road, Norwich (Ref R33)
- v. 10 – 14 Ber Street, Norwich (Ref CC3)
- w. Land at Lower Clarence Road (Ref CC13)

Urban Fringe

- x. Land at Hospital Grounds, southwest of Drayton Road, Hellesdon (Ref HEL1)

Main Towns

- y. Land at Spirketts Lane, Harleston (Ref HAR 4)
- z. Land off Station Hill, Harleston (Ref HAR 5)

Key Service Centres

- aa. Land off Broomhill Lane, Reepham (Ref REP1)
- bb. Land north of Grove Road (Ref HET2)

Village Clusters

- cc. Land at Jordans Scrapyard, Coltishall (Ref COL2)
- dd. Land east of Lion Road, Buxton (Ref BUX1)
- ee. Land east of Gayford Road, Cawston (Ref CAW2)

Matter 12 Housing and mixed use allocations – sites with extant planning permission

Are the proposed site allocations listed below soundly based? In particular:

1. Does the site still benefit from an extant planning permission for housing development?
2. Are the site specific delivery assumptions justified?
3. Are the detailed policy requirements that would apply to the allocation justified and effective?
4. Is any proposed uplift in capacity, or extension to the site, justified and supported by the evidence?

Norwich

- a. Three Score, Bowthorpe (Ref R38)
- b. Land at Barrack Street/Whitefriars (Ref GNLP0409AR)
- c. Land at Barrack Street/Whitefriars (Ref GNLP0409BR)
- d. Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way (Ref CC16)
- e. St Mary's Works and St Mary's House (Ref GNLP3054)
- f. Land at and adjoining St Georges Works, Muspole Street (Ref GNLP2114)
- g. The Norwich Community Hospital site, Bowthorpe Road (Ref R37)
- h. Site of former Start Rite Factory, 28 Mousehold Lane (Ref R18)
- i. Land adjacent to the River Wensum and the Premier Inn, Duke Street (Ref GNLP0068)
- j. Land at Constitution Motors, 140-142 Constitution Hill (Ref GNLP0282)
- k. Land west of Bluebell Road, and north of Daisy Hill Court/Coral Court, Westfield View (Ref R42)
- l. Land north of Windmill Road, Norwich (Ref R19)
- m. Land adjoining Sentinel House, (St Catherine's Yard) Surrey Street (Ref GNLP0451)
- n. Land east of Starling Road, Norwich (Ref R20)

Urban Fringe

- o. Land north of the A11, Cringleford (Ref GNLP0307/GNLP0327)
- p. Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (Ref HEL2)
- q. Land south and east of Easton (Ref EAS 1)
- r. Land east of Cator Road and north of Hall Lane, Drayton (Ref DRA1)
- s. Land on White Horse Lane and to the rear of Charolais Close & Devon Way (Ref TROW1)

Key Service Centres

- t. Land north Hethersett (Ref HET 1)
- u. Land to the south of A47 and north of Yarmouth Road, Blofield (Ref BLO1)
- v. Land to the north of Norwich Road, Acle (Ref ACL1)
- w. Land at former station yard, Station Road, Reepham (Ref REP2)

- x. Land south of Acle Station, between Reedham Road and New Reedham Road, Acle (Ref ACL2)

Village Clusters

- y. Land to the north of Blofield Corner, Blofield Heath (Ref BLO5)
- z. Land east of Manor Road, Newton St Faith (Ref HNF1)
- aa. Land at Rectory Road, Coltishall (Ref COL1)
- bb. Land to the rear of Burlingham Road/St Marys Close, South Walsham (Ref SWA1)
- cc. Land north of Palmer's Lane, Freethorpe (Ref FRE1)

Matter 13 Employment allocations

Issue 1 Employment allocations – new sites without planning permission

Are the proposed site allocations below soundly based? In particular (where relevant):

1. Is the allocation justified and is it supported by the evidence?
2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?
3. Has the availability, viability and deliverability of the site been robustly assessed?
4. Are the detailed policy requirements that would apply to the allocation justified and effective?

Norwich

- a. Land known as 'Site 4', Norwich Airport (Ref GNLP1061R)

Urban Fringe

- b. South of Norwich Research Park extension, Colney (Ref GNLP0331BR)
- c. South of Norwich Research Park extension, Colney (Ref GNLP0331CR)

Main Towns

- d. South of Hethel Industrial Estate, Hethel (Ref GNLP2109)

Issue 2 Employment allocations – sites currently allocated in an adopted development plan, without planning permission

Are the proposed site allocations below soundly based? In particular (where relevant):

1. Is the allocation on track as expected within the existing development plan?
2. If the allocation hasn't come forward as previously expected, what is the reason for this? Is there a reasonable prospect that it will be developed in the plan period?
3. Are the detailed policy requirements that would apply to the allocation justified and effective?
4. Is any proposed extension to the site justified and supported by the evidence?

Norwich

- a. Land at The Neatmarket, Hall Road (Ref R1)

Urban Fringe

- b. Longwater Employment Area, Costessey (Ref COS 3 / GNLPSL2008)
- c. Land west of Ipswich Road, Keswick (Ref KES 2 / GNLP0497)

Main Towns

- d. Land at Dunkirk Industrial Estate (west), south of Banningham Road, Aylsham (Ref AYL3)
- e. Land south of Spirketts Lane, Harleston (Ref HAR 7)
- f. Land South and South West of Lotus Cars, Hethel (Ref HETHEL 2)

Key Service Centres

- g. Land at the former station yard, west of B1140, Acle (Ref ACL3)
- h. Land adjacent to Hingham Industrial Estate at Ironside Way, Hingham (Ref HIN2)
- i. Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon (Ref LOD 3)
- j. Ex MOD site, Pine Loke, Poringland (Ref POR 3)

Village Clusters

- k. Land at Abbey Farm Commercial, Horsham St Faith (Ref SL2007/ GNLP4061/ HNF3)
- l. Land at Old Railway Yard, Station Road, Foulsham (Ref FOU2)
- m. Land east of the A140 and north of Norwich International Airport, Horsham St Faith (Ref HNF2/GNLP0466R)
- n. Brooke Industrial Estate, Brooke (Ref BKE3)

Issue 3 Employment allocations – sites with extant planning permission

Are the proposed site allocations below soundly based? In particular (where relevant):

1. Does the site still benefit from an extant planning permission for employment development?
2. Are the detailed policy requirements that would apply to the allocation justified and effective?
3. Is any proposed extension to the site justified and supported by the evidence?

Norwich

- a. Land at Holt Road, Norwich (Ref R30)

Urban Fringe

- b. Land rear/east of Institute of Food Research (IFR), Colney (Ref COL 2 / GNLP0140C)
- c. Land adjacent to Norwich Research Park (NRP), Colney (Ref COL 1)

Main Towns

- d. Land at Dunkirk Industrial Estate (east), south of Banningham Road, Aylsham (Ref AYL4)
- e. Land north of Spirketts Lane, Harleston (HAR 6)

Matter 14 Other site allocations and site-specific policies

Issue 1 University related allocations

Are the proposed site allocations below soundly based? In particular (where relevant):

1. Is the allocation justified and is it supported by the evidence?
2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?
3. Has the availability and viability and deliverability of the site been robustly assessed?
4. Are the detailed policy requirements that would apply to the allocation justified and effective?
 - a. Land adjoining the Enterprise Centre at Earlham Hall (Ref GNLP0133BR)
 - b. Land north of Cow Drive (Ref GNLP0133C)
 - c. Land between Suffolk Walk and Bluebell Road (Ref GNLP0133DR)
 - d. Land at the UEA Grounds Depot Site, Bluebell Road (Ref GNLP0133E)

Issue 2 Open space / leisure allocations

Are the proposed site allocations below soundly based? In particular (where relevant):

1. Is the allocation justified and is it supported by the evidence?
2. If the site was previously allocated in a Development Plan Document and hasn't come forward as previously expected, what is the reason for this?
3. Have any constraints to development been properly assessed and, where necessary, can appropriate mitigation be achieved?
4. Is the site available for this use?
5. Are the detailed policy requirements that would apply to the allocation justified and effective?
 - a. Bawburgh and Colney Lakes (Ref BAW2)
 - b. Land northeast of Reepham Road, Hellesdon (Ref HEL4/GNLP1019)

- c. Land west of Poppyfields (Ref HET 3)
- d. Land north of Berryfields, Brundall (BRU2)
- e. Land east of the Memorial Hall, Brundall (BRU3)

Issue 3 Policy COS5/GNLP2074: Royal Norfolk Showground, Costessey

Is the proposed site allocation soundly based? In particular:

1. Are the detailed policy requirements that would apply justified and effective?

Issue 4 Other area-based policies

Are the proposed area policies soundly based? In particular:

1. Are the detailed policy requirements that would apply justified and effective?
 - a. Policy COS 4: Redevelopment of existing uses within the Costessey Longwater Development Boundary
 - b. Policy COL 3: Redevelopment of existing hospital and science park uses within the Colney Development Boundary
 - c. Policy HETHEL 1: Restriction of employment uses at Hethel

Matter 15 Housing provision

Does the Plan set out a positively prepared strategy for the supply and delivery of housing development that is justified, effective and consistent with national policy? In particular:

1. Should Table 6 of the Plan be updated to a base-date of 1st April 2021?
2. Taken as a whole, do any alterations to the site specific delivery assumptions (arising under previous matters) significantly alter the overall housing land supply position?
3. Is it justified to identify contingency sites within the Plan?
4. Will there be at least a 5 year supply of deliverable housing land on adoption of the Plan?
5. Are the assumptions for homes to be delivered on existing commitments justified? Will 31,452 homes will be delivered on these sites between April 2020 and 2038?
6. Can the market absorb the number of additional homes envisaged in and around Norwich City Centre? Is this supported by demonstrable evidence?

7. Is there compelling evidence that the proposed windfall allowance (of 1,296 dwellings) will provide a reliable source of supply?
8. What confidence is there that the South Norfolk Village Clusters Plan will identify sites for a minimum of 1200 homes and that these sites can be delivered by 2038? Is it appropriate for this to be a minimum requirement?
9. What confidence is there that the Diss and area Neighbourhood Plan will identify sites for 250 dwellings and that these sites can be delivered by 2038?
10. Does the Plan identify that at least 10% of the housing requirement will be met from sites no larger than one hectare in accordance with Paragraph 69 of the Framework?

Matter 16 Monitoring

Is the Monitoring Framework set out in Appendix 3 of the Plan effective in delivering the policy requirements during the Plan period? In particular:

1. Are the proposed indicators and targets appropriate and measurable? Are they clearly time related such that they can be monitored during the Plan period rather than at the end of it? Are they clearly expressed as targets rather than objectives? Are any others necessary for monitoring to ensure soundness of the Plan?
2. Does the monitoring framework clearly set out what actions will be taken if targets and policies are not being achieved?
3. Is the Monitoring Framework effective in supporting the process of reviewing the Local Plan to assess whether it will need updating at least once every five years in accordance with paragraph 33 of the National Planning Policy Framework?