



# Greater Norwich Local Plan Examination

## **Matter 4 Hearing Statement**

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## MATTER 4 – SUSTAINABLE COMMUNITIES AND THE ENVIRONMENT

### Issue 1 – Is Policy 2 justified, effective and consistent with national policy?

Q5 Is it clear what purposes Strategic Gaps are intended to serve and how development proposals within them will be assessed?

- 1.1.1 In regard to the strategic gaps, Gladman have made specific comments relating to their inclusion in the GNLP through our Regulation 19 representations in reference to Policy 7.2, The Main Towns, with particular commentary on the inclusion of the strategic gap between Wymondham and Hethersett.
- 1.1.2 DM 4.7 'Strategic Gaps between settlements within the Norwich Policy Area' of the South Norfolk Local Plan Development Management Policies Document (2015) provides the policy for development located within the strategic gaps. Gladman consider that through the emerging GNLP process, in order for the strategic gaps to be considered up to date, they should have been reviewed and revised.
- 1.1.3 Since defined and last reviewed the context of the strategic gap is likely to have altered taking into account recent development. In particular, this is the case within the strategic gap between Wymondham and Hethersett. In recent years the character of the land at the north-eastern edge of Wymondham along Norwich Common has significantly altered with new housing and employment development along the north side of the road, with some 700 homes built, under construction or permitted. This includes an application for 90 dwellings which was allowed at appeal by the Secretary of State within the strategic gap<sup>1</sup>.
- 1.1.4 The GNLP has failed to undertake a thorough evidence-based assessment and review of land parcels within the strategic gap in order to assess whether they remain a relevant and necessary designation. As a result, Gladman contend that the inclusion

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<sup>1</sup> Appeal reference: APP/L2630/W/15/3007004

of the 'rolling over' of the strategic gap policy, without review is not based upon up-to-date evidence and is therefore not sound. Without clear, detailed policy and a full review, Gladman believe that it is not clear what purpose the strategic gaps are intended to serve, or how development proposals within them should be assessed.