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**EXAMINATION OF THE GREATER NORWICH LOCAL PLAN  
STATEMENT ON BEHALF OF TERRA STRATEGIC – ID 24244  
LAND OFF BAWBURGH LANE, COSTESSEY**

**MATTER 4 – SUSTAINABLE COMMUNITIES AND THE ENVIRONMENT**

This Statement is made on behalf of Terra Strategic in respect of Land off Bawburgh Lane, Costessey. Terra Strategic control the majority of the site, with the remainder controlled by Norwich City Council, who are supportive of the development proposal and have agreed for Terra Strategic to take the lead with promotion of the Site through the Local Plan process.

The site forms a contingency allocation within the draft GNLP Sites Document as part of Policy GNLP0581/2043. This contingency site allocation is identified on Submission Policies Map – South Norfolk for approximately 800 homes plus other infrastructure including a primary school and sixth form provision.

A Promotional Document is appended to our Matter 2 Statement, which sets out how the site responds to its context, and how it could be developed within the Plan period.

**ISSUE 2**

Is Policy 3 justified, effective and consistent with national policy?

**1) Does Policy 3 provide an appropriate policy framework for the conservation and enhancement of the areas built and natural environment? Is it consistent with national policy in this regard?**

1.1 Yes.

**2) Is Policy 3 consistent with the HRA?**

1.2 Yes.

**3) The supporting text refers to a contribution of £205 per new home made towards mitigation measures on protected sites. Policy 3 refers to this. Does this apply to all**

**residential development across the Plan area including single dwellings? Is it justified and how would be it be implemented?**

1.3 It is unclear whether this applies only to sites which directly cause visitor / recreational pressures, or to all developments. The former would be justified (if properly defined); the latter needs further clarification as to how it is justified.

**4) Map 8A sets out the Green Infrastructure Corridors in the Plan area. These are not reflected in Policy 3. How do these corridors relate to Policy 3? Should the policy include provision to preserve and enhance the Green Infrastructure Corridors?**

1.4 We have no specific comments to make.