



**Broads Authority response to Greater Norwich Local Plan examination
Matters, Issues and Questions part 2.
January 2022**

**Matter 11, question 5 relating to a. Land Mountergate/Prince of Wales Road
(Mountergate East) (Ref CC4B)**

Wording like that at 2.134 needs to be included in the supporting text for CC4b: *'2.134 The site lies adjacent to the River Wensum. It is recommended that developers engage in early discussions with the Environment Agency and the Broads Authority'*. Considering what is written at 2.134 in support of policy CC7 and considering the similarities in the location of CC4B and CC7, it seems logical to be consistent and include the Broads Authority as suggested. It is not clear why there are differences throughout the document and this change is minor in nature and can be easily addressed. This relates to the soundness tests as follows:

- 'effective' as the effect of the site on the Broads is a cross boundary issue.
- 'consistent with National policy' as it would ensure the Local Plan addresses Para 176 of the NPPF in terms of ensuring the setting of the Broads is addressed.

Matter 11, question 5, relating to e. Former Eastern Electricity Headquarters, (Duke's Wharf) Duke Street (Ref GNLP0401)

Wording like that at 2.134 needs to be included in the supporting text for GNLP0401: *'2.134 The site lies adjacent to the River Wensum. It is recommended that developers engage in early discussions with the Environment Agency and the Broads Authority'*. Considering what is written at 2.134 in support of policy CC7 and considering the similarities in the location of CC7 and GNLP0401, it seems logical to be consistent and include the Broads Authority as suggested. It is not clear why there are differences throughout the document and this change is minor in nature and can be easily addressed. This relates to the soundness tests as follows:

- 'effective' as the effect of the site on the Broads is a cross boundary issue.
- 'consistent with National policy' as it would ensure the Local Plan addresses Para 176 of the NPPF in terms of ensuring the setting of the Broads is addressed.

Matter 11, question 5, relating to p. Hobrough Lane, King Street, Norwich (Ref CC7)

Para 2.131: the trees seem to be in the Conservation Area and so have some protection; this could be mentioned in the Local Plan.