

GREATER NORWICH LOCAL PLAN
HEARING STATEMENT
Matter 14 – Other Site Allocations and Site-Specific
Policies

Submitted by Planning Places Limited
On behalf of
Trustees of the First Viscount Mackintosh of Halifax and Trustees of CM Watt
Residual Trust

February 2022

- 1.1. The National Highways A47/A11 Thickthorn Junction examination is ongoing and new information has been brought to light which is relevant to this examination.
<https://nationalhighways.co.uk/our-work/east/a47-thickthorn-junction/>:
- 1.2. Having considered the inspectors' questions on this matter, it seems appropriate that an area based policy is prepared that considers the delivery of development at the Old Hethersett Racecourse and within the Hethersett-Cringleford Strategic Gap to mitigate the impact of the various allocations for growth and the National Highways proposals at Thickthorn. This sits along the Green Infrastructure Corridor as identified on Maps 8A and 8B of the Plan and in close proximity to the Cambridge Norwich Tech Corridor. The plan would be unsound without such an area based policy and potentially at risk of judicial review.
- 1.3. This is supported by the earlier questions raised by the inspectors with respect appropriate mitigation of the impact of cumulative development.
- 1.4. The Strategic Gap has been eroded along its boundaries by these allocations and recent planning permissions providing in excess of 3000 along its periphery.
- 1.5. It is also proposed to be bisected by the strategic transport infrastructure referred to in the Plan at Policy 2 (the National Highways A47/A11 Thickthorn Junction Improvement Scheme). The DCO examination is due to close in March 2022. The EMP submitted to this examination and Norfolk County Council responses in representations in relation to the DCO provide clear evidence that consideration needs to be given to further mitigation of the impact on the environment in this area that will result from, among other things, the planned extension to the Park and Ride at Thickthorn and the new housing developments referred to in the above allocations.
- 1.6. Representations made on behalf of the trustees in relation to proposed allocation GNLP0177-B demonstrate how the cumulative impact on the environment from the planned housing growth and essential strategic infrastructure can be addressed viably.
- 1.7. The enclosed masterplan at Annex 9 to this Statement shows the strategy to achieve this at GNLP0177-B.
- 1.7. Annexes included for ease of reference (previously submitted at earlier stages of consultation on the draft plan) plus relevant DCO submission docs from National Highways:
 - Annex 1 - HE Environmental Management Plan
 - Annex 2 - HE Classification of Roads Plans
 - Annex 3 - NCC Questions relating to Biodiversity, Ecology and Natural Environment
 - Annex 4 - HE Explanatory Memorandum
 - Annex 5 - SF Landscape Strategy
 - Annex 6 - Parkland Management Plan
 - Annex 7 - Draft Vision
 - Annex 8 - Strategic Gap Review
 - Annex 9 - Concept Masterplan
 - Annex 10 - Strategic Gap Map