

GREATER NORWICH LOCAL PLAN
HEARING STATEMENT

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

Submitted by Planning Places Limited
On behalf of
Trustees of the Richard Gurney Children's Settlement
(TRGCS), The Hub (White House Farm)

February 2022

The Inspectors have set out in the MIQs, Part 2, in relation to Matter 9, further questions in relation to “new sites without planning permission that are allocated for more than 500 dwellings”

- 1.1. Issue 3, in relation to this matter deals with questions in respect of the soundness of Allocation GNL0132 – Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston.
- 1.2. At Question 2, the inspectors question whether the environmental and other constraints to development and the implications for infrastructure have been properly assessed and where necessary, can appropriate mitigation be achieved?
- 1.3. The Hub at White House Farm located adjacent to allocation GNL0132 has been put forward as a site for employment growth which would enhance the sustainability of GNL0132 providing essential social and community infrastructure and jobs in accordance with Policy 6 of the Draft Plan and paragraph 84 of the NPPF. It is important that this allocation GNL3024 is made alongside the allocation of GNL1032 to ensure that impacts of GNL1032 on existing social and community infrastructure are properly mitigated.
- 1.4. At Question 6, the inspectors question whether the detailed requirements set out in Policy GNL0132 are justified and effective.
- 1.5. The trustees consider that two modifications are required to Policy GNL0132 to ensure that it is fully compliant to the strategic policies of the Plan and the NPPF, as follows:
 - a. A Design Code for delivery should be sought in accordance with the Government’s July 2021 National Model Design Code.
 - b. In addition, to ensure that appropriate screening is achieved along the boundaries to respect the character of the setting of existing adjacent uses, the detailed requirements of Policy GNL0132 should be amended as follows:

“The masterplan should include:

....

7.....Bulmer Coppice/ Rackheath Park [INSERT “and appropriate screening between the allocation site and White House Farm”]