

Draft policy amendments proposed by the Greater Norwich Partnership to be considered as a main modification to policy

This note sets out proposed main modifications to the strategic allocation policy at Cringleford. It is intended to assist discussions of the site under Matter 12 at GNLP hearings on March 8th or 9th 2022. The note sets out:

1. Potential main modifications (in red) to the policy to provide clarity and to correct drafting errors on housing numbers and footbridge provision and
2. Reasons for the proposed modifications.

Potential policy modifications

Strategic Allocation

Policy GNLP0307/GNLP0327 (Part of Cringleford Neighbourhood Plan HOU1)

Land north of the A11 (approx. 52.56 ha) is allocated for residential development and associated infrastructure. This will accommodate approximately ~~1,710~~ 1,060 homes.

The development will be ~~required~~ **expected** to address the following specific matters:

1. Development to comply with the policies of the Cringleford Neighbourhood Plan 2013-2026, including that no more than approximately 1,300 homes are built prior to 2026.
2. A Transport Assessment will be required, to include:
 - confirmation that the proposed improvements to the A47 Thickthorn Interchange can accommodate the uplift in dwelling numbers;
 - ~~a vehicular route through the adjacent development site (reference: 2013/1494), capable of serving as a bus route connections to adjacent sites by all modes which support active travel where feasible;~~
 - footpath and cycleway connections to the Roundhouse Way bus interchange;
 - improvements to Colney Lane;
 - enhanced pedestrian, cycle and public transport access to the wider Norwich Research Park (including the UEA); **and**
 - enhanced walking routes to nearby schools. ~~;-and~~
 - ~~safeguarding of land for a pedestrian footbridge over the A47.~~
3. Approximately 3 hectares of the site should be safeguarded for a new school, or equivalent alternative provision in agreement with the education authority.
4. Adequate landscaping and green infrastructure ~~will to~~ be provided including a landscape buffer in accordance with **the** Bypass Protection Zone adjacent to ~~of the~~ A47 and adequate noise mitigation measures to protect residential amenity.
5. ~~Inclusion of~~ **P**ollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
6. **The** Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

7. Provision of a drainage system (SUDs).
8. Mitigations to address utilities infrastructure crossing the site.
- ~~9. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is partly underlain by safeguarded minerals resources. The benefits of extracting the minerals, if feasible, will be taken into consideration.~~

Reasoned justification for the proposed main modifications

Proposed amendment	Reasoned Justification
Include "Part of" in the policy title	To provide clarity that the proposed site allocation only covers an element of the larger housing site area allocated through the Cringleford Neighbourhood Plan (CNP).
Amend the number of homes from 1,710 to 1,060	To correct a drafting error which currently includes the housing numbers being provided on the other parts of the CNP HOU1 area. This affects neither the total housing numbers in the GNLP trajectory nor those in strategic policies 1 and 7.1, with no double counting having taken place.
Replace "expected" with "required"	To make the policy wording clearer and stronger.
Replace the second bullet point on active travel	To allow for flexibility in how active travel priorities are addressed.
Delete the bullet point on the footbridge	To correct a drafting error. Footbridge re-provision over the A47 resulting from National Highways upgrades to the road applies to the southern part of the CNP HOU1 area.
Other miscellaneous changes to the text	To provide clarity.
Minerals and Waste policy coverage to be moved to supporting text	As advised by the Inspectors.