

Greater Norwich Local Plan (GNLP) Statement of Common Ground (SoCG)

Between

Broadland District Council, South Norfolk Council,

Norwich City Council, Norfolk County Council

And

Fuel Properties (Norwich) Ltd

Revised East Norwich sections

Introduction

The purpose of this Statement of Common Ground is to inform the Inspectors of the agreed position between the GNLN authorities and Fuel Properties (Norwich) Ltd in respect of the revised policies 7.1 (East Norwich section) and GNLN0360/3053/R10 and supporting text submitted for the examination hearing 6th July 2022.

Background

Since the revised policy text was submitted the parties have held further discussions and have agreed the following changes to the text would be appropriate.

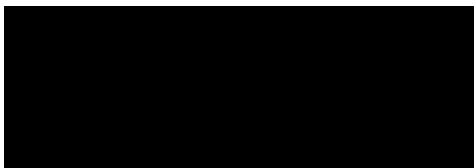
Changes are proposed to the amended version of the East Norwich policies submitted to the Inspectors on 1st June 2022 for policies 7.1 and GNLN0360/3053/R10, along with their supporting text.

Where changes are proposed, the new text is underlined and the old text is struck through.

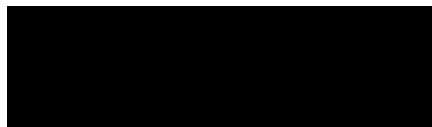
Conclusion

The Inspectors are asked to consider these in assessing the soundness of the Plan and in determining whether any modifications might be necessary to make the Plan sound.

On behalf of GNLN authorities:



On behalf of Fuel Properties (Norwich) Ltd:



The following additional and main modifications to the amended version of the East Norwich policies submitted to the Inspectors on 1st June 2022 are proposed through this Statement of Common Ground:

1. Amend the final sentence of paragraph 334 (on page 99 of the submitted strategy) to read:

This will include (but not be limited to) a Transport Assessment, a Sustainability Statement, Heritage Impact Assessment, Archaeological Evaluation, Energy, Water and Construction Statements, Flood Risk Assessment, Landscape and Design Statement, Ecological Assessment, Arboricultural Assessment, Contamination Investigations and Noise and Air Quality Assessments.

2. Amend the final paragraph of the East Norwich section of policy 7.1 of the submitted strategy to read:

Whilst site proposals within the East Norwich Strategic Regeneration Area (ENSRA) may come forward on different timescales, it is important that development is ~~undertaken in with~~ guided and informed by the SPD and should meet the site wide and site specific requirements set out within site allocations policy GNLPO360/3053/R10.

3. Amend the latter parts of paragraph 2.9 (on page 11 of the submitted Sites plan) to read

Viability and deliverability are key considerations in the delivery of the regeneration project. Development should explore the potential to provide the key infrastructure identified within the SPD. This will be agreed through individual planning applications, taking into account viability considerations as required by Policy 5. Any such key infrastructure should be delivered in line with any delivery plans and phasing plans agreed by individual planning applications and with regard to those set out in the SPD. This will ensure that individual proposals capable of being delivered do not prejudice the comprehensive sustainable development of the east Norwich area as a whole. Further infrastructure may be required beyond that which is identified in the SPD. This infrastructure along with its phasing will need to be agreed through the planning applications process, subject to viability considerations.

4. Amend the middle section of point i of paragraph 2.10 (on page 11 of the submitted Sites plan) to read

The ENSRA SPD will include an approach to integrated access and transportation which will identify key new routes, river crossings and network improvements; however details of on and off site infrastructure and its phasing will need to be informed by a Transport Assessment for each application and in consultation with the Highway Authority. It is anticipated that this will include, but not be limited to, the requirement for a new all-modes access from Bracondale to the Deal Ground via a bridge over the River Yare, and a new all-modes bridge over the River Wensum to provide access to the Utilities site, and cycle and pedestrian links along the river corridor linking the city, via Carrow Works to the Broads. Any new bridge or bridges must be designed to meet navigation requirements for the River Wensum and will need to be considered alongside requirements for river and/or other marina moorings and de-masting facilities. The integrated access and transportation approach must have an emphasis on sustainable accessibility and traffic restraint.

5. Amend the first sentence of point viii of paragraph 2.10 (on page 12 of the submitted Sites plan) to read

viii. Development will need to be of a high-quality exemplar, energy efficient design which builds at ~~high appropriate~~ densities as indicated in the SPD, and maximises the riverside regeneration potential whilst acknowledging the sensitive location at the confluence of two rivers forming the eastern approach to Norwich.

Land at Carrow Works (including Carrow House)

6. Amend paragraph 2.16 (on page 14 of the submitted Sites plan) to read

Carrow Works was formerly the location for Britvic Soft Drinks Ltd. and Unilever UK Ltd., ~~and has been assembled as one site, with the exception of.~~ and the site also includes Carrow House ~~which is~~ owned by Norwich City Council. The properties that make up Carrow House, including the Conservatory and car park are being promoted for redevelopment.

7. Amend paragraph 2.18 (on page 14 of the submitted Sites plan) to read

There is a high concentration of both heritage and natural assets within the site. There are further assets within close proximity of the site (including the Broads), which may also impact on the proposals. Designated heritage assets include ~~a~~ scheduled monuments, listed buildings, and conservation areas; non-designated heritage assets include locally registered parks and gardens, locally listed buildings, and the area of main archaeological interest, and items as yet unidentified.

8. Amend paragraph 2.19 (on pages 14 and 15 of the submitted Sites plan) to read

The land and buildings around Carrow Abbey comprise a scheduled monument (Carrow Priory) and contains ~~a~~ listed buildings (grade I), there are individual and group TPOs, and the land is a locally registered historic park and garden.

9. Amend paragraph 2.20 (on page 15 of the submitted Sites plan) to read

There are ~~two a number of~~ locally listed buildings ~~both~~ on site and ~~a number~~ immediately beyond it. Further research regarding the buildings and structures on site may reveal further assets of heritage significance. Part of the site is contained within the Bracondale Conservation Area and part of the site is contained within the Trowse Millgate Conservation Area.

10. Amend the new paragraph after paragraph 2.24

It is anticipated that the Carrow Works ~~site~~ /Carrow House site ~~will~~ ~~can~~ deliver in the region of 1,692 homes.

11. Amend the following sections of policy GNLP0360/3053/R10 (on page 16 of the submitted Sites Plan) to read:

b. Land at Carrow Works including Carrow House, Norwich (approx. 19.91 ha)

1. Development should be undertaken comprehensively and have regard to the guidance provided within be guided and informed by ~~must be undertaken comprehensively following the approach set out in accordance with~~ the SPD for the East Norwich Strategic Regeneration Area required by policy 7.1 (including in accordance with any phasing plans). Proposals should not prejudice future development of or restrict options for the other sites within the East Norwich Strategic Regeneration Area.

2. Development should ~~must have regard to be carried out in accordance with~~ be guided and informed by the movement and connectivity framework set out within the SPD.

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7. Development proposals should draw upon local character and distinctiveness and conserve, or where opportunities arise, enhance the character and appearance of the conservation areas affected, ~~the s~~Scheduled monuments, listed buildings, locally listed buildings and other non designated heritage assets on and adjacent to the site (including any contribution made to their significance by setting). Development proposals should also consider heritage assets below ground and the impact upon the Broads.

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Carrow Works

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23. Deliver the following key infrastructure in line accordance with the phasing plans and trigger points to be set out in the SPD and subject to viability testing through individual planning applications: