

Greater Norwich Local Plan

Schedule of Main Modifications – Strategy

(October 2023)

## Main Modifications - Strategy

This schedule contains Main Modifications (MMs) which, at this stage the Inspectors consider are necessary for the plan to be sound. These modifications are put forward without prejudice to the Inspectors final conclusions on the plan and they will have regard to the representations made in respect of them in reaching their final conclusions.

The modifications below are expressed in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refers to the submission local plan, and does not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification	Reasons									
<b>Policy 1 The Growth Strategy</b>													
MM1	47	Paragraph 177	Amend the final sentence of paragraph 177 to read:  This local housing need is the <del>target</del> <u>plan requirement</u> against which land supply will be measured (see appendix <del>64</del> ).	To ensure the plan is justified and effective.									
MM2	48	Table 6	Amend Table 6 to read:  <b>Table 6 Establishing the Plan's total housing potential figure</b> <table border="1" data-bbox="651 1018 1722 1375"> <thead> <tr> <th></th> <th>Number of Homes</th> <th>Explanation</th> </tr> </thead> <tbody> <tr> <td><b>A</b></td> <td><b>Local housing need <u>requirement</u> (2018 to 2038)</b></td> <td><b>40,541</b></td> </tr> <tr> <td></td> <td></td> <td>The minimum local housing need figure has been identified using the Government's standard methodology using 2014-based projections. <u>This figure forms the housing requirement for the plan.</u></td> </tr> </tbody> </table>		Number of Homes	Explanation	<b>A</b>	<b>Local housing need <u>requirement</u> (2018 to 2038)</b>	<b>40,541</b>			The minimum local housing need figure has been identified using the Government's standard methodology using 2014-based projections. <u>This figure forms the housing requirement for the plan.</u>	To ensure the plan is justified and effective.
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			<b>B</b>	<b>Delivery 2018/2019 and 2019/20 to 2021/2022</b>	<b><u>5,240</u> <u>8,728</u></b>	The number of homes built in 2018/2019, and 2019/20, 2020/21 and 2021/22 (including student accommodation and housing for the elderly).	
			<b>C</b>	<b>Existing commitment (at April 2020 2022) to be delivered to 2038 (including uplift on allocated sites)</b>	<b><u>31,452</u> <u>34,668</u></b>	The existing commitment is the undelivered sites which are already allocated and/or permitted at 01/04/2022 with parts of or whole sites unlikely to be delivered by 2038 excluded. Uplifts on existing allocations are included here. It includes forecast development from small sites of 9 or fewer homes and other windfall sites over the period 2023/24 to 2027/28. Delivery from allocated sites in this figure includes allocations made by this plan, the South Norfolk Village Clusters Housing Site Allocations Local Plan (1,200 dwellings) and the Diss and area Neighbourhood Plan (250 dwellings) and adopted development plan	

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
						<u>documents and area action plans.</u>	
			<del>D</del>	<del>New allocations</del>	<del>10,704</del>	<del>These are the homes to be provided on new sites allocated through the GNLPP (9,254), the South Norfolk Village Clusters Housing Sites Allocation Plan (1,200) and the Diss and area Neighbourhood Plan (250)</del>	
			<del>E</del> <u>D</u>	<del>Homes delivered through policy 7.5</del>	<del>800</del> <u>795</u>	Policy 7.5 provides for delivery of 3 to 5 <u>self or custom build</u> homes on small scale sites <u>within or</u> adjacent to settlement boundaries or on small sites within recognisable groups of dwellings.	
			<del>F</del> <u>E</u>	<del>Windfall allowance</del>	<del>1,296</del> <u>830</u>	There is a limited reliance on windfall sites. Evidence provides an estimated 4,450 homes resulting from windfall development during the remainder of the plan period. As windfall delivery is likely to remain robustly high it is appropriate to include a	

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						limited proportion as part of total potential delivery.	
			<del>G = B</del> <del>+ C +</del> <del>D + E</del> <del>+ F</del> <del>F = B</del> <del>+ C +</del> <del>D + E</del>	<b>Total Forecast Supply housing potential</b>	<b>49,492</b> <b>45,041</b>	<del>The total housing potential forecast housing supply for the plan consists of delivery (B), commitments and allocations (C), new allocations (D), homes delivered through policy 7.5 (E D) and the windfall allowance (FE). This provides a buffer of 22% 11% to cater for on the potential for higher growth rates. It also mitigates local housing requirement to mitigate any risk of non-delivery of sites to ensure delivery of local housing need.</del>	
MM3	49	Paragraph 179	Amend paragraph 179 to read:  179. In line with the above figures, policy 1 provides for around <del>49,500</del> <u>45,000</u> new homes. This is the total provision in the plan and is <b>not</b> the need or <del>target requirement</del> against which land supply will be measured (see appendix <u>64</u> ). <del>The residual annual target for the 18 years of the remainder of the period, taking account of delivery between 2018 and 2020, is 40,541 (Row A) minus 5,240 (Row B), divided by 18 which equals 1,961 per annum.</del>				To ensure the plan is justified and effective.

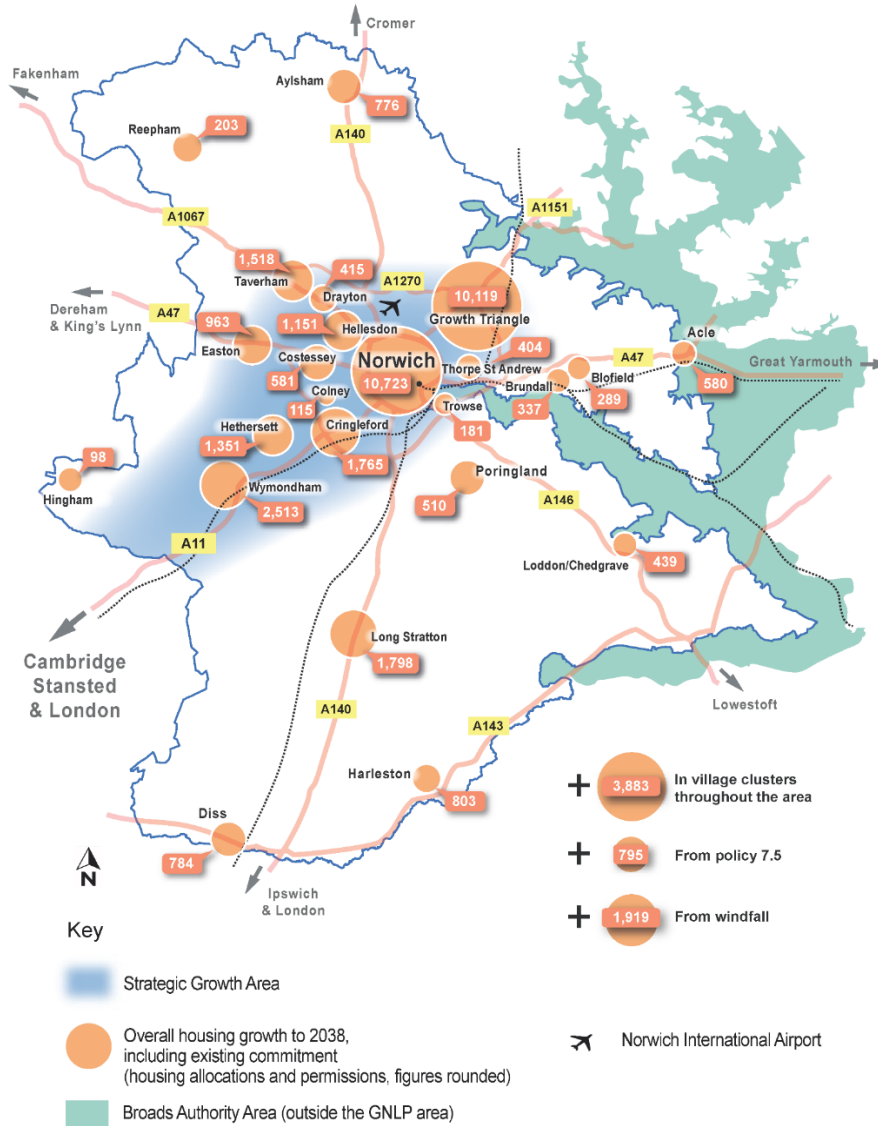
Ref	Page	Policy/ Paragraph	Main Modification	Reasons
MM4	49	Paragraph 187	<p>Amend paragraph 187 to read:</p> <p><del>187. A significant element of any further growth required in the next plan under the new planning system will be at a new settlement or settlements (see policy 7.6).</del></p> <p><u>187. National policy requires reviews of local plans to be completed no later than five years from their adoption, meaning that a rolling programme of plan making takes place. It currently seems likely that there will be a need to plan for further growth through the next local plan.</u></p> <p>Insert new paragraphs of text after existing paragraph 187 to read:</p> <p><u>This plan identifies enough sustainable sites within and on the edge of settlements to meet currently assessed need for the plan period. A review of the local plan will need to assess options for longer term growth, including the potential for a sustainable new settlement or settlements.</u></p> <p><u>A new settlement approach was considered in preparing this local plan but was rejected by the Partnership as being premature. The detailed exploratory work to consider options for a new settlement or settlements is intended to begin on adoption of this plan and will involve discussions with Government, agencies and partners along with public participation to inform the preparation of the next local plan.</u></p>	To ensure the plan is justified and effective.

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MM5	51	Table 7	<p>Amend Table 7 to read:</p> <p><b>Table 7 Housing growth 2018 to 2038 (figures rounded)</b></p> <table border="1"> <thead> <tr> <th>Area</th> <th>Homes 2018</th> <th>Homes 2038 (and increase)</th> <th>Increase %</th> <th>% of total housing growth</th> </tr> </thead> <tbody> <tr> <td>Norwich urban area</td> <td>106,100</td> <td><del>138,791</del> <u>134,058</u> (+32,691) (+27,958)</td> <td><del>31</del> <u>26</u></td> <td><del>66</del> <u>62</u></td> </tr> <tr> <td>The Main Towns</td> <td>19,400</td> <td><del>26,206</del> <u>26,074</u> (+ 6,806) (+6,674)</td> <td><del>35</del> <u>34</u></td> <td><del>14</del> <u>15</u></td> </tr> <tr> <td>The Key Service Centres</td> <td>15,900</td> <td><del>19,579</del> <u>19,712</u> (+ 3,679) (+ 3,812)</td> <td><del>23</del> <u>24</u></td> <td><del>7</del> <u>8</u></td> </tr> <tr> <td>Village clusters</td> <td>46,100</td> <td><del>50,320</del> <u>49,983</u> (+ 4,220) (+ 3,883)</td> <td><del>9</del> <u>8</u></td> <td><del>9</del></td> </tr> <tr> <td>Windfall + homes from policy 7.5 + small sites + forecast development from small sites of 9 or fewer homes</td> <td>NA</td> <td><del>2,096</del> <u>2,714</u></td> <td>NA</td> <td><del>4</del> <u>6</u></td> </tr> <tr> <td><b>Total</b></td> <td><b>187,500</b></td> <td><del><b>236,992</b></del> <u><b>232,541</b></u> (+ 49,492) (+ 45,041)</td> <td><del><b>26</b></del> <u><b>24</b></u></td> <td></td> </tr> </tbody> </table>	Area	Homes 2018	Homes 2038 (and increase)	Increase %	% of total housing growth	Norwich urban area	106,100	<del>138,791</del> <u>134,058</u> (+32,691) (+27,958)	<del>31</del> <u>26</u>	<del>66</del> <u>62</u>	The Main Towns	19,400	<del>26,206</del> <u>26,074</u> (+ 6,806) (+6,674)	<del>35</del> <u>34</u>	<del>14</del> <u>15</u>	The Key Service Centres	15,900	<del>19,579</del> <u>19,712</u> (+ 3,679) (+ 3,812)	<del>23</del> <u>24</u>	<del>7</del> <u>8</u>	Village clusters	46,100	<del>50,320</del> <u>49,983</u> (+ 4,220) (+ 3,883)	<del>9</del> <u>8</u>	<del>9</del>	Windfall + homes from policy 7.5 + small sites + forecast development from small sites of 9 or fewer homes	NA	<del>2,096</del> <u>2,714</u>	NA	<del>4</del> <u>6</u>	<b>Total</b>	<b>187,500</b>	<del><b>236,992</b></del> <u><b>232,541</b></u> (+ 49,492) (+ 45,041)	<del><b>26</b></del> <u><b>24</b></u>		To ensure the plan is justified and effective.
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MM6	54	Map 7	<p>Update Housing Growth Locations map to reflect changes in housing numbers:</p> <p>Delete current map and insert new map as below:</p>	To ensure the plan is justified and effective



# Housing Growth Locations



Ref	Page	Policy/ Paragraph	Main Modification	Reasons
MM7	55	Policy 1	<p>Amend Policy 1 to read:</p> <p><b><u>POLICY 1 – THE SUSTAINABLE GROWTH STRATEGY</u></b> (underlined in original)</p> <p><b>Sustainable development and inclusive growth are supported by delivery of the following between 2018 and 2038:</b></p> <ul style="list-style-type: none"> <li>• <del>to</del> <b>To</b> meet the need <u>requirement</u> for around 40,550 new homes, provision is made for a minimum of <del>49,492</del> <b>45,041</b> new homes;</li> <li>• <del>To</del> <b>To</b> aid delivery of <u>around</u> 33,000 additional jobs and support key economic sectors, around 360 hectares of employment land is allocated, and employment opportunities are promoted at the local level;</li> <li>• <del>supporting</del> <b>Supporting</b> infrastructure will be provided in line with policies 2 and 4;</li> <li>• <del>environmental</del> <b>Environmental</b> protection and enhancement measures including further improvements to the green infrastructure network will be delivered.</li> </ul> <p><b>The sustainable growth strategy is illustrated in the Key Diagram.</b></p> <p><b><u>SETTLEMENT HIERARCHY</u></b> (underlined in original)</p> <p><b>The settlement hierarchy is:</b></p> <ol style="list-style-type: none"> <li>1. <b>Norwich urban area (Norwich and Norwich Fringe<sup>65</sup>) (<u>see glossary for definition</u>).</b></li> <li>2. <b>Main towns.</b></li> <li>3. <b>Key service centres.</b></li> </ol>	To ensure the plan is justified and effective.

Ref	Page	Policy/ Paragraph	Main Modification	Reasons								
			<p><b>4. Village clusters.</b></p> <p><b>Growth is distributed in line with the settlement hierarchy to provide good access to services, employment and infrastructure. It is provided through urban and rural regeneration, along with sustainable urban and village extensions.</b></p> <p><b>Most of the housing, employment and infrastructure growth is focussed in the Strategic Growth Area illustrated on the Key Diagram. This includes Greater Norwich’s part of the Cambridge Norwich Tech Corridor, including the Norwich urban area, Hethersett and Wymondham and key strategic jobs sites at Hethel and the Norwich Research Park. Growth is also focussed in towns and villages to support vibrant rural communities.</b></p> <p><b><u>HOUSING</u></b> (underlined in original)</p> <p><b>Housing commitments are located to meet the need for homes across the area, providing good access to services, facilities and jobs, supporting sustainable urban and rural living. Accordingly, housing commitments are distributed as follows:</b></p> <table border="1" data-bbox="645 1046 1722 1385"> <thead> <tr> <th data-bbox="645 1046 1023 1385">Area</th> <th data-bbox="1023 1046 1279 1385">Existing deliverable commitment <u>planning permissions</u> (including uplift and delivery</th> <th data-bbox="1279 1046 1503 1385">New allocations <u>Homes forecast to be delivered from allocated</u></th> <th data-bbox="1503 1046 1722 1385">Total minimum deliverable housing commitment 2018 - 2038</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Area	Existing deliverable commitment <u>planning permissions</u> (including uplift and delivery	New allocations <u>Homes forecast to be delivered from allocated</u>	Total minimum deliverable housing commitment 2018 - 2038					
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Ref	Page	Policy/ Paragraph	Main Modification				Reasons
				<u>completions</u> 2018/19 and 2019/20 – 2021/22)	<u>sites by</u> March 2038		
			Norwich urban area	<del>26,019</del> <u>20,976</u>	<del>6,672</del> <u>6,982</u>	<del>32,691</del> <u>27,958</u>	
			The main towns of Wymondham, Aylsham, Diss (with part of Roydon), Harleston and Long Stratton	<del>5,151</del> <u>5,035</u>	<del>1,655</del> <u>1,639</u>	<del>6,806</del> <u>-6,674</u>	
			The key service centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham	<del>2,984</del> <u>3,137</u>	<del>695</del> <u>675</u>	<del>3,679</del> <u>3,812</u>	
			Village clusters  (see appendix 5 details of the clusters)	<del>1,146</del> <u>1,054</u>	<del>482</del> <u>442</u>	Village clusters  (see appendix 5 details of the clusters)	
			In the remaining parts of Broadland (see policy 7.4 and the GNLP Sites Plan for				

Ref	Page	Policy/ Paragraph	Main Modification				Reasons	
				specific sites)			<u>3,883</u>	
				In South Norfolk (see policy 7.4 and the South Norfolk Village Clusters Housing Site Allocations Local Plan for specific allocations)	<u>1,392</u> <u>1,187</u>	A minimum of 1,200		
				<u>Forecast development from small sites of 9 or fewer homes and other windfall sites over the period 2023/24 to 2027/28</u>	<u>1,089</u>	<u>N/A</u>	<u>1,089</u>	
				<b>Allocations Total</b>	<b>36,692</b> <del><b>32,478</b></del>	<b>10,704</b> <b><u>10,938</u></b>	<b>47,396</b> <b><u>43,416</u></b>	
				Homes delivered though policy 7.5		NA	<b>800</b> <b><u>-795</u></b>	
				<u>Windfall allowance for the period 2028/29 to 2037/38</u>		NA	<b>1,296</b> <b><u>830</u></b>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons				
			<table border="1" data-bbox="647 268 1722 352"> <tr> <td data-bbox="647 268 1503 308">Overall Total</td> <td data-bbox="1503 268 1722 308">49,492</td> </tr> <tr> <td></td> <td data-bbox="1503 308 1722 352"><u>45,041</u></td> </tr> </table> <p data-bbox="647 392 1753 533"><b>Policies 7.1 to 7.5 provide details on distribution and the Sites document provides individual site policies. Individual site policies for villages in South Norfolk will be in the South Norfolk Village Clusters Housing Site Allocations Local Plan.</b></p> <p data-bbox="647 576 1753 756"><b>To provide choice and aid delivery of housing, proposals for additional “windfall” housing growth will be considered acceptable in principle at appropriate scales and locations where they would not have a negative impact on the character and scale of the settlement, and subject to other local plan policies:</b></p> <ol data-bbox="696 799 1753 1091" style="list-style-type: none"> <li data-bbox="696 799 1644 868"><b>1. Within settlement boundaries in accordance with the above settlement hierarchy;</b></li> <li data-bbox="696 911 1753 979"><b>2. Elsewhere in village clusters, subject to the requirements of policy 7.4.</b></li> <li data-bbox="696 1023 1644 1091"><b>3. On sites of up to 3 to 5 <u>self or custom build</u> dwellings in all parishes, subject to the requirements of policy 7.5.</b></li> </ol> <p data-bbox="647 1134 1675 1166"><b><u>Plan review and five-year housing land supply</u></b> (underlined in original)</p> <p data-bbox="647 1206 1783 1382"><b>This plan will be reviewed in line with the requirements on the new plan-making system. Five-year housing land supply will be calculated across the whole of the three districts. <u>The Appendix 4 shows that the plan provides enough allocations to provide a five-year housing land supply on adoption</u><sup>66</sup>.</b></p>	Overall Total	49,492		<u>45,041</u>	
Overall Total	49,492							
	<u>45,041</u>							

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			<p><b><u>ECONOMY</u></b> (underlined in original)</p> <p>Key Strategic employment locations in the Key Diagram are protected from other forms of development and will support both a broad range of employment and key economic sectors as set out in policy 6. The key strategic locations are:</p> <ul style="list-style-type: none"> <li>• <del>Norwich city centre;</del> <b><u>City Centre.</u></b></li> <li>• the Norwich Airport area;</li> <li>• Browick Interchange, Wymondham;</li> <li>• Longwater;</li> <li>• Rackheath;</li> <li>• Broadland Business Park;</li> <li>• Broadland Gate;</li> <li>• Norwich Research Park;</li> <li>• Hethel and</li> <li>• The Food Enterprise Park at Easton/Honingham.</li> </ul> <p>In addition, smaller scale employment sites are allocated in urban areas, towns and large villages to provide local job opportunities, supporting small businesses and vibrant urban and rural economies.</p> <p><b><u>INFRASTRUCTURE</u></b> (underlined in original)</p> <p>The sustainable growth strategy will be supported by improvements to the transport system, green infrastructure and services <u>as set out in policies 2, 3 and 4.</u></p>	

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<b>Policy 2 Sustainable Communities</b>				
MM8	64	Policy 2	<p>Amend Policy 2 to read:</p> <p><b><u>POLICY 2 – SUSTAINABLE COMMUNITIES</u></b> (underlined in original)</p> <p><del>Development must be high quality, contributing to delivering inclusive growth in mixed, resilient and sustainable communities, to enhancing the environment, and to mitigating and adapting to climate change, assisting in meeting national greenhouse gas emissions targets<sup>76</sup>. To achieve this, development proposals are required, as appropriate, to</del> <b><u>To contribute to the achievement of sustainable communities, development proposals should, where relevant, address the following matters:</u></b></p> <ol style="list-style-type: none"> <li data-bbox="696 754 1760 1010">1. <b><u>Ensure safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development; and integrate parking to avoid it dominating the streetscape or being a hazard.</u></b></li> <li data-bbox="696 1050 1760 1193">2. <b><u>Make provision for delivery of new and changing technologies (including accommodating technology-based services such as broadband, fibre optic networks, telecommunications, construction methods and electric vehicles); charging.</u></b></li> <li data-bbox="696 1233 1760 1375">3. <b><u>Contribute Create and contribute to multi-functional green infrastructure links, whether provided on-site or off-site, including through landscaping, street trees and other tree planting, to make best use of site characteristics and integrate into the surroundings,</u></b></li> </ol>	To ensure the plan is effective, justified and consistent with national policy.



Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>having regard to relevant</del> <u>taking account of local green infrastructure strategies and delivery plans;</u></p> <p><del>4. Make efficient use of land with densities dependent on site characteristics, with higher densities and car free housing in the most sustainably accessible locations in Norwich. Indicative minimum net densities are 25 dwellings per hectare across the plan area and 40 in Norwich<sup>77</sup>, with development densities taking account of accessibility and local character consideration. For residential development, it is expected that there will be minimum net densities of 40 dwellings per hectare in Norwich and 25 dwellings per hectare elsewhere in the Plan area. Higher densities are encouraged in and close to defined district and town centres, and in particular in the city centre. In the most accessible locations in Norwich, regard should be given to providing low or car-free housing in accordance with Policy DM32 of the Norwich Development Management Policies Local Plan.</del></p> <p><del>5. Respect, protect and enhance local character and aesthetic quality (including landscape, townscape, and the historic environment), taking account of landscape or historic character assessments, design guides and codes, and maintain strategic gaps and landscape settings, including river valleys, undeveloped approaches and the character and setting of the Broads;</del></p> <p><del>6. Provide safe and suitable access for all users, manage travel demand and promote public transport and active travel within a clearly legible public realm including public art where appropriate, with layouts that encourage walking and cycling, whilst also integrating parking in a manner that does not dominate the</del></p>	

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			<p><del>streetscape and providing a high standard of amenity through planting and the careful choice of materials;</del></p> <p><u>5. Create beautiful, well-designed places and buildings which respect the character of the local area and seek to enhance it through appropriate design, having regard to any local design guidance (including design codes).</u></p> <p><del>7. Create inclusive, resilient and safe communities in which people of all ages have good access to services and local job opportunities, can interact socially, be independent and have the opportunity for healthy and active lifestyles;</del></p> <p><u>6. Promote an inclusive, resilient and safe community through the provision of facilities and services commensurate with the scale and type of the development; and the design and layout of development reflecting best practice to deter crime.</u></p> <p><del>8. Be resource efficient, support sustainable waste management, reduce overheating, protect air quality, minimise pollution and take account of ground conditions;</del></p> <p><u>7. Avoid risks of unacceptable levels of soil, air, water and noise pollution and/or land instability.</u></p> <p><u>8. Avoid locating inappropriate development in areas at risk of flooding by applying the sequential and exceptions tests and ensuring that flood risk is not increased elsewhere. Sustainable drainage systems should be incorporated unless there is clear evidence that this would be inappropriate.</u></p>	

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			<p><del>9. Support efficient water management. Flood risk should be minimised, including avoiding inappropriate development in areas at significant risk of flooding, reducing the causes and impacts of flooding, supporting a catchment approach to water management and using sustainable drainage. Development must protect water quality, both surface and groundwater, and be water efficient. To achieve the latter</del>  <u>Ensure a high level of water efficiency. To achieve this: :</u>  a. <u>(i) Housing development will meet the Building Regulations part G (amended 2016) water efficiency higher optional standard, or any equivalent successor;</u>  b. <u>(ii) Non-housing development will meet the BREEAM “Very Good” water efficiency standard, or any equivalent successor;</u>  If the potential to set more demanding standards locally is established by the Government, the highest potential standard will be applied in Greater Norwich.</p> <p><del>10. Minimise energy demand through the design and orientation of development and maximise the use of sustainable energy, local energy networks and battery storage to assist growth delivery. This will include:</del>  c. <del>All new development will provide a 19% reduction against Part L of the 2013 Building Regulations (amended 2016);</del>  d. <del>Appropriate non-housing development of 500 square metres or above will meet the BREEAM “Very Good” energy efficiency standard, or any equivalent successor;</del>  except where a lower provision is justified because the requirement would make the development unviable.</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><b><u>10. Ensure a low level of energy consumption. To achieve this development proposals should:</u></b></p> <ul style="list-style-type: none"> <li data-bbox="734 384 1778 491">i. <b><u>Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and the risk of overheating;</u></b></li> <li data-bbox="734 496 1644 564">ii. <b><u>Provide for the use of sustainable energy, local energy networks and battery storage where appropriate.</u></b></li> </ul> <p>Proposals for free standing decentralised, renewable and/or low carbon energy networks, except for wind energy schemes, will be supported subject <u>to</u> the acceptability of wider impacts. Wind energy schemes will be supported where the proposal is in a <del>suitable area as identified in a neighbourhood plan or other local plan documents or</del> <b><u>an area identified as suitable for wind energy development in the Development Plan i.e. within a Neighbourhood Plan or Development Plan Document; or in a Supplementary Planning Document, and consultation has been undertaken to identify planning impacts, these have been addressed, and the scheme has been demonstrated to have the support of the local community.</u></b></p> <p><b>To assist this broad-based approach:</b></p> <ul style="list-style-type: none"> <li data-bbox="674 1161 1778 1375">i. <b>Planning applications for major developments will be required to be accompanied by a Sustainability Statement (including Health Impact Assessments as appropriate)<sup>78</sup> showing how development <u>will support the above requirements, with housing will address the above matters that are relevant to the proposal. Housing development taking should take account of the National Design</u></b></li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>Guide (and any subsequent related publications) and optionally making use of tools such as Building for a Healthy Life (or any successor). <del>Other developments will meet the policy requirements as appropriate dependent on site characteristics and proposed uses.</del> Flood risk assessments will be provided separately as <u>required by Government guidance in accordance with the NPPF.</u></p> <p>ii. Master-planning using a <del>recognised</del> community engagement process, <u>as agreed with the local planning authority,</u> will be encouraged on larger sites and particularly for proposed developments of 200 dwellings or 20,000 square metres plus.</p> <p>iii. Delivery plans are required with planning applications for 100 dwellings plus to set out the <u>expected</u> timing of the delivery of developments. Where delivery cannot be demonstrated to be in accordance with agreed delivery plans for individual sites, the authorities may make use, where necessary, of their legal powers to bring about strategically significant development, including compulsory purchase. In considering the use of such powers regard will be had to any change of circumstances that might affect delivery, particularly economic factors, <u>and the Delivery Plan will need to be updated accordingly.</u></p> <p><del>iv. Potential applicants for planning permission for major developments are advised to contact Anglian Water Services in the early stages of producing a development scheme in order to ensure that there is adequate capacity, or capacity can be made available, in the wastewater network. The provision of capacity could affect the timing of development. In locations where there are known to be capacity issues the local authority will expect this engagement to have taken place and for it to be demonstrated that adequate capacity will be available to serve the development (see Appendix 1</del></p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>Infrastructure Requirements for currently known locations with capacity issues).</del></p> <p>Consequential change: Under the section 'To assist this broad-based approach delete section (iv). and move to become a new paragraph of supporting text to follow current paragraph 200 and renumber as appropriate.</p>	
<b>Policy 3 Environmental Protection and Enhancement</b>				
MM9	72	Policy 3	<p>Amend Policy 3 to read:</p> <p><b><u>POLICY 3 – ENVIRONMENTAL PROTECTION AND ENHANCEMENT</u></b> (underlined in the original)</p> <p><b><u>The Built and Historic Environment</u></b> (underlined in the original)</p> <p><b>The development strategy of the plan and the sites proposed for development reflect the area’s settlement structure of the city, towns and villages, retaining the separate identities of individual settlements.</b></p> <p><b>Development proposals will be required to conserve and <u>should</u> enhance the built and historic environment through:</b></p> <ul style="list-style-type: none"> <li>• <b>being <u>Being</u> designed to create a distinct sense of place and enhance local character, taking account of local design and other guidance, <u>undertaking a heritage impact assessment if significant impacts might arise, and providing measures such as heritage interpretation to further the understanding of local heritage issues; such as conservation area appraisals and historic landscape character assessments;</u></b></li> </ul>	To ensure the plan is effective, justified and consistent with national policy.

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<ul style="list-style-type: none"> <li>• <del>avoiding</del> <u>Avoiding</u> harm to designated and non-designated heritage assets <del>and historic character, unless there are overriding benefits from the development that outweigh that harm or loss and the harm has been minimised, including their setting, having regard to their level of significance in accordance with the requirements of the NPPF and relevant policies in other Development Plan Documents and Neighbourhood Plans</del> ;</li> <li>• <del>providing</del> <u>Providing</u> a continued or new use for heritage assets whilst retaining their historic significance.;</li> <li>• <u>Undertaking a heritage impact assessment if significant impacts to a heritage asset might arise;</u></li> <li>• <u>Where relevant, heritage interpretation measures should be provided to enhance the appreciation and understanding of local heritage assets;</u></li> <li>• <u>Respecting landscape character and retaining important views and features, having regard to Landscape Character Assessments and sensitive areas such as landscape settings, strategic gaps and green spaces identified in Local or Neighbourhood Plans, and to the importance of the nationally designated Broads Authority Area and its setting.</u></li> </ul> <p><del>In applying the above, regard will be given to the level of importance of the heritage asset.</del></p> <p><u>The Natural Environment</u> (underlined in the original)</p> <p><del>Development proposals will be required to conserve and</del> <u>should enhance</u> the natural environment <del>(including valued landscapes, biodiversity</del></p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>including priority habitats, networks and species, ancient trees and woodlands, geodiversity, high quality agricultural land and soils) through:</del></p> <ul style="list-style-type: none"> <li>• <del>being</del> <b><u>Being</u></b> designed to respect and, retain, and add to enhance, natural assets; taking account of local design and other guidance, and <del>undertaking</del> <b><u>landscape, biodiversity or other appropriate assessments if significant impacts might arise such as Landscape Character Assessment;</u></b></li> <li>• <del>avoiding</del> <b><u>Avoiding</u></b> harm to designated and non-designated assets of the natural environment <del>unless there are overriding benefits from the development and the harm has been minimised.,</del> <b><u>having regard to their level of significance (local, national and international) in accordance with the requirements of the NPPF and relevant policies in other Development Plan Documents and Neighbourhood Plans;</u></b></li> <li>• <b><u>Undertaking a relevant assessment (such as a landscape or ecological assessment) if impacts to a natural asset might arise;</u></b></li> <li>• <b><u>Provision or enhancement of green infrastructure to contribute (directly or indirectly) to the strategic green infrastructure network having regard to local green infrastructure strategies (identified indicatively in Maps 8A and 8B).</u></b></li> </ul> <p>In applying the above, regard will be given to the level of importance of the natural element <u>asset</u>.</p> <p>In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to <del>and help to achieve the</del> <b><u>local green infrastructure strategies. It will need to should be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) on compared to the existing situation.</u></b></p>	



Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>All residential development will address the potential visitor pressure, caused by residents of the development, that would detrimentally impact on sites protected under the Habitats Regulations Directive through:</p> <ul style="list-style-type: none"> <li>• <del>the</del> <u>The</u> payment of a contribution towards the cost of mitigation measures at the protected sites <del>(as determined under the Norfolk Green infrastructure and Recreational Impact Avoidance and Mitigation Strategy plus an allowance for inflation);</del> and</li> <li>• <del>the</del> <u>The</u> provision or enhancement of adequate green infrastructure, either on the development site or nearby, to provide for the informal recreational needs of the residents as an alternative to visiting the protected sites. This will equate to a minimum of 2 hectares per 1,000 population and will reflect Natural England's Accessible Natural Greenspace Standard.</li> </ul> <p><u>Any development that would be likely to have a significant effect on a European site, either alone or in combination with other plans or projects, will be subject to assessment under the Habitat Regulations at application stage. If it cannot be ascertained that there would be no adverse effects on site integrity the application will be refused unless it passes the tests set out in Regulation 62, and any necessary compensatory measures will need to be secured.</u></p> <p><u>Within the catchments of the River Wensum Special Area of Conservation (SAC), The Broads SAC and the Broadland Ramsar:</u></p> <ul style="list-style-type: none"> <li>• <u>Residential development that results in an increase in the level of overnight stays; and</u></li> <li>• <u>Non-residential development that</u> <ul style="list-style-type: none"> <li>• <u>by virtue of its scale and type may draw people from outside the catchments of the SACs;</u></li> </ul> </li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<ul style="list-style-type: none"> <li>• <u>and/or may generate unusual quantities of surface water;</u></li> <li>• <u>and/or, by virtue of the processes undertaken, may contain unusual pollutants within surface water run-off;</u></li> </ul> <p><u>must provide evidence to enable the Local Planning Authority to conclude through a Habitats Regulations Assessment that the proposal will not adversely affect the integrity of sites in an unfavourable condition.</u></p>	
<b>Policy 4 Strategic Infrastructure</b>				
MM10	80	Policy 4	<p>Amend Policy 4 to read:</p> <p><b><u>POLICY 4 - STRATEGIC INFRASTRUCTURE</u></b> (underlined in the original)</p> <p><b>Strategic infrastructure improvements will be undertaken to support timely delivery of the Greater Norwich Local Plan and the wider growth needs of the area. Key elements will be:</b></p> <p><b><u>Transport</u></b> (underlined in the original)</p> <p><b>Transport improvements will support and embrace new technologies and develop the role of Norwich as the regional capital, support strategic growth in the Cambridge Norwich Tech Corridor, improve access to market towns and rural areas and promote sustainable and active transport.</b></p> <p><b>Transport infrastructure will be brought forward to support the development aims of this plan. A considerable shift towards non-car modes will be promoted in the Norwich urban area over the plan period. High density growth will be focussed in locations with good access to improved sustainable transport networks and interchanges in Norwich,</b></p>	To ensure the plan is effective and justified.

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>creating a virtuous cycle where clean transport is prioritised, less use is made of cars and space is used more efficiently and attractively.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>• <del>Implementation of</del> <u>Having regard to the Transport for Norwich Strategy including consideration of its aims to:</u> <ul style="list-style-type: none"> <li>○ <u>Reduce carbon emissions and improve air quality,</u></li> <li>○ <u>Significantly improve significant improvements to the bus, cycling and walking networks to promote modal shift;</u></li> <li>○ <del>developing</del> <u>Develop the role of the park and ride system;</u></li> <li>○ <del>changing</del> <u>Change attitudes to travel;</u></li> <li>○ <del>delivery of the Norwich Western Link road.</del></li> </ul> </li> <li>• <del>Enhancement of the Major Road Network including provision of the A140 Long Stratton bypass.</del></li> <li>• <del>Protection of the function of strategic transport routes (corridors of movement).</del></li> <li>• <u>Continuing to improve public transport accessibility to and between main towns and key service centres, taking account of Norfolk County Council's market towns network improvement strategies.</u></li> </ul> <p><u>And promoting regional connectivity recognising the work already underway on:</u></p> <ul style="list-style-type: none"> <li>• <del>Supporting improvements to the A47, including delivery of the Blofield to North Burlingham, Thickthorn and Easton to East Tuddenham improvements being progressed by Highways England.</del></li> <li>• <del>Promoting enhancement</del> <u>Enhancement of rail services, including improved journey times and reliability to London and Cambridge, supporting the East-West Rail link and innovative use of the local rail network.</u></li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<ul style="list-style-type: none"> <li>• <u>Improvements to the A47, including delivery of the Blofield to North Burlingham, Thickethorne and North Tuddenham to Easton improvements being progressed by National Highways.</u></li> <li>• <u>The Norwich Western Link being progressed by Norfolk County Council.</u></li> <li>• <u>Enhancement of the Major Road Network including provision of the A140 Long Stratton bypass being progressed by Norfolk County Council.</u></li> <li>• <u>Protection of the function of strategic transport routes (corridors of movement).</u></li> <li>• Continued investigation of and support for rail freight opportunities.</li> <li>• Supporting the growth and regional significance of Norwich Airport for both leisure and business travel to destinations across the UK and beyond.</li> <li>• <del>Continuing to improve public transport accessibility to and between main towns and key service centres, taking account of Norfolk County Council's market towns network improvement strategies.</del></li> </ul> <p><u>Other Strategic Infrastructure</u> (underlined in the original)</p> <p>The Greater Norwich local authorities and partners including utility companies will work together in relation to the timely delivery of improvements to infrastructure, including that set out in appendix 1 and to:</p> <ul style="list-style-type: none"> <li>• The energy supply network including increased capacity at primary substations at Cringleford, Peachman Way, Sprowston and Earlham Grid Local and/or innovative smart solutions to off-set the need for reinforcement;</li> <li>• Water supply and sewerage network improvements including the waste-water network at Whitlingham water recycling centre, the</li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>Yare Valley sewer and elsewhere to protect water quality and designated habitats;</p> <ul style="list-style-type: none"> <li>• <del>health</del> <u>Health</u> care infrastructure.</li> <li>• <u>Police infrastructure.</u></li> </ul> <p>School capacity will be increased to provide for growth by improvements to existing schools and the provision of new schools as required, including primary schools on strategic development sites and a new high school in the North East growth area as identified in appendix 1.</p> <p>In line with other policies in this plan, a multi-functional strategic green infrastructure network will be further developed as set out in maps 8A and B.</p> <p><u>On-site and local infrastructure, services and facilities</u> (underlined in the original)</p> <p>Development proposals will provide on-site services and facilities and support local infrastructure capacity improvements through on-site provision, providing land and developer contributions.</p>	
<b>Policy 5 Homes</b>				
MM11	85	Policy 5	<p>Amend Policy 5 to read:</p> <p><u>POLICY 5 – HOMES</u> (underlined in the original)</p> <p>Residential proposals should address the need for homes for all sectors of the community having regard to the latest housing evidence, including a variety of homes in terms of tenure and cost. New homes should provide for a good quality of life in mixed and inclusive communities and</p>	To ensure the plan is effective and justified

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>major development proposals should provide adaptable homes to meet varied and changing needs.</p> <p>This will be achieved as follows:</p> <p><u>Affordable Housing</u> (underlined in the original)</p> <p>Major residential development proposals<sup>98</sup> and <del>purpose-built student accommodation</del> will provide:</p> <ul style="list-style-type: none"> <li>• <del>at</del> <u>At least 33% affordable housing on-site across the plan area, except in Norwich City Centre (as defined in map 10) where the requirement is at least 28%, or where</u> <ol style="list-style-type: none"> <li>a) the site is allocated in a Neighbourhood Plan for a different percentage of affordable housing, or</li> <li>b) <del>for brownfield sites where the applicant can demonstrate that particular circumstances justify the need for a viability assessment at decision-making stage;</del></li> </ol> </li> <li>• <del>affordable</del> <u>Affordable</u> housing on-site except where exceptional circumstances justify off-site provision;</li> <li>• a <u>A</u> mix of affordable housing sizes, types, and tenures in agreement with the local authority, taking account of the most up-to-date local evidence of housing need. <del>This will include 10% of the affordable homes being available for affordable home ownership where this meets local needs;</del></li> <li>• <del>affordable</del> <u>Affordable</u> housing of at least equivalent quality to the market homes on-site.</li> </ul> <p>The sub-division of a site to avoid affordable housing provision will not be permitted.</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><b><u>Space Standards</u></b> (underlined in the original)</p> <p><b>All housing development proposals must meet the Government's Nationally Described Space Standard for internal space or any successor.</b></p> <p><b><u>Accessible and Specialist Housing</u></b> (underlined in the original)</p> <p><b>Development proposals providing specialist housing options for older people's accommodation and others with support needs, including sheltered housing, supported housing, extra care housing and residential/nursing care homes will be <del>supported</del> <u>permitted</u> on sites with good access to local services including on sites allocated for residential use <u>unless there are significant adverse impacts that justify a refusal of planning permission</u>. <del>Irrespective of C2 or C3 use class classification, specialist older people's housing will provide 33% affordable housing or 28% in the city centre.</del></b></p> <p><del>Proposals are particularly encouraged where Norfolk County Council identifies a strategic need for extra care housing.</del></p> <p><b><u>The identification by Norfolk County Council of a strategic need for specialist housing which the proposal can address will be a material consideration.</u></b></p> <p><b>To meet changing needs by providing accessible and adaptable homes, proposals for major housing development are required to provide at least 20% of homes to the Building Regulation M4(2)[1] standard or any successor.</b></p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons																		
			<p><b><u>Gypsies and Travellers, Travelling Show People and Residential Caravans</u></b> (underlined in the original)</p> <p><b><u>Planning applications that result in the loss of authorised pitches or plots will not be permitted unless:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Replacement pitches or plots are provided: or</u></b></li> <li>• <b><u>It is demonstrated that the pitches or plots are no longer needed.</u></b></li> </ul> <p><b><u>The need for 52 pitches for Gypsies and Travellers will be provided for by:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Allocations in the Sites Plan for a minimum of 30 deliverable pitches;</u></b></li> </ul> <table border="1" data-bbox="685 794 1668 1169"> <thead> <tr> <th data-bbox="685 794 1525 836"><u>Sites</u></th> <th data-bbox="1525 794 1668 836"><u>Pitches</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="685 836 1525 877"><u>Land north of Shortthorn Road, Stratton Strawless</u></td> <td data-bbox="1525 836 1668 877"><u>4</u></td> </tr> <tr> <td data-bbox="685 877 1525 919"><u>Romany Meadow, The Turnpike, Carleton Rode</u></td> <td data-bbox="1525 877 1668 919"><u>6</u></td> </tr> <tr> <td data-bbox="685 919 1525 960"><u>Land off Upgate Street, Carleton Rode</u></td> <td data-bbox="1525 919 1668 960"><u>4</u></td> </tr> <tr> <td data-bbox="685 960 1525 1002"><u>Land at the Oaks, Reepham Road, Foulsham</u></td> <td data-bbox="1525 960 1668 1002"><u>5</u></td> </tr> <tr> <td data-bbox="685 1002 1525 1043"><u>Land at Strayground Lane, Wymondham</u></td> <td data-bbox="1525 1002 1668 1043"><u>12</u></td> </tr> <tr> <td data-bbox="685 1043 1525 1085"><u>Land off Brick Kiln Road, Hevingham</u></td> <td data-bbox="1525 1043 1668 1085"><u>5</u></td> </tr> <tr> <td data-bbox="685 1085 1525 1126"><u>Land off Buxton Road, Eastgate, Cawston</u></td> <td data-bbox="1525 1085 1668 1126"><u>2</u></td> </tr> <tr> <td data-bbox="685 1126 1525 1168"><u>Total Pitches</u></td> <td data-bbox="1525 1126 1668 1168"><u>38</u></td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>• <b><u>An allocation for approximately 10 developable pitches at Ketteringham Depot; and</u></b></li> <li>• <b><u>The anticipated delivery of at least 12 windfall pitches.</u></b></li> </ul>	<u>Sites</u>	<u>Pitches</u>	<u>Land north of Shortthorn Road, Stratton Strawless</u>	<u>4</u>	<u>Romany Meadow, The Turnpike, Carleton Rode</u>	<u>6</u>	<u>Land off Upgate Street, Carleton Rode</u>	<u>4</u>	<u>Land at the Oaks, Reepham Road, Foulsham</u>	<u>5</u>	<u>Land at Strayground Lane, Wymondham</u>	<u>12</u>	<u>Land off Brick Kiln Road, Hevingham</u>	<u>5</u>	<u>Land off Buxton Road, Eastgate, Cawston</u>	<u>2</u>	<u>Total Pitches</u>	<u>38</u>	
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			<p><u>The need for 43 Travelling Showpeople plots will be provided through windfall proposals.</u></p> <p><del>Development for Gypsy and Traveller sites, Travelling Show People sites and residential caravans will be acceptable where proposals</del> <u>Windfall proposals for new Travelling Showpeople plots, pitches for Gypsies and Travellers and for residential caravans can be within or outside settlement boundaries. Subject to meeting other policies in the development plan, proposals will be permitted where the site:</u></p> <ul style="list-style-type: none"> <li>• <del>have safe and sustainable access to schools and facilities;</del> <u>Is within reasonable travelling distance of schools, services and shops, preferably by foot, cycle or public transport;</u></li> <li>• <del>have</del> <u>Has</u> suitable vehicular access;</li> <li>• <del>provide for ancillary uses and</del> <u>Provides for appropriate</u> landscaping;</li> <li>• <del>are</del> <u>Is</u> of a scale which is in keeping with its surroundings, including <del>small-scale extensions to existing sites.;</del> <u>and</u></li> <li>• <u>For Travelling Showpeople plots, provides necessary storage for equipment.</u></li> </ul> <p>For transit pitches <u>providing temporary accommodation</u> the following additional criteria apply:</p> <ul style="list-style-type: none"> <li>• <del>the</del> <u>The</u> site is conveniently accessible to the main 'A' and 'B' class road network; and,</li> <li>• <del>an</del> <u>An</u> agreement is in place for satisfactory site management, including the maximum period and frequency of stay.</li> </ul> <p><u>Purpose-built Student Accommodation</u> (underlined in the original)</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>Development proposals for purpose-built student accommodation <del>will be supported at the UEA campus where they are in accordance with</del> <u>will have regard to the UEA Development Framework Strategy (DFS) or any successor documents. Purpose-built student accommodation within the boundaries of the UEA campus will not be required to provide an onsite or commuted sum contribution to affordable housing.</u></p> <p>Away from <u>the</u> UEA campus, proposals for purpose-built student accommodation will be supported where the need for the development is justified by the current or proposed size of Norwich’s higher educational institutions and the proposal will:</p> <ul style="list-style-type: none"> <li>• <del>be</del> <u>Be</u> in a location otherwise suitable for residential development with sustainable access to the institutions served;</li> <li>• <del>be</del> <u>Be</u> of a scale large enough to <del>provide for high standards so that services and amenities are provided on-site to ensure high standards</del> <u>of student welfare;</u></li> <li>• <del>contribute</del> <u>Contribute</u> to a mixed and inclusive neighbourhood, not dominating existing residential communities;</li> <li>• <del>provide</del> <u>Provide</u> a mix of accommodation types <del>for a wide range of students to meet a range of needs in the student accommodation market;</del> <u>and</u></li> <li>• <del>make provision for a policy compliant proportion of affordable housing that would be expected if the site were developed for general needs housing. Such provision may be made off-site through a commuted sum as set out in supplementary planning documents</del> <u>Be required to pay a commuted sum sufficient to provide an off-site policy compliant level of affordable housing for which a supplementary planning document will give more detailed</u></li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><u>guidance on the methodology for calculating equivalent dwellings from student accommodation.</u></p> <p>All consents will be restricted so the use of the accommodation is secured for students only.</p> <p><u>Self/Custom-Build</u> (underlined in the original)</p> <p>Except for flats <u>and in other schemes where it would be clearly impractical</u>, at least 5% of plots on residential proposals of 40 dwellings or more should provide serviced self/custom-build plots unless:</p> <ul style="list-style-type: none"> <li>• a <u>A</u> lack of need for such plots can be demonstrated; <u>or</u></li> <li>• <u>plots Plots</u> have been marketed for 12 months and have not been sold.</li> </ul>	
<b>Policy 6 The Economy (including retail)</b>				
MM12	91	Policy 6	<p>Amend Policy 6 to read:</p> <p><u>POLICY 6 - THE ECONOMY</u> (underlined in the original)</p> <ol style="list-style-type: none"> <li>1. Sufficient employment land is allocated in accessible locations to meet identified need and <u>to</u> provide for choice. Opportunities for sustainable access to sites should be maximised through development proposals and infrastructure investment.</li> <li>2. The needs of small, medium and start-up businesses are addressed through:</li> </ol>	To ensure the plan is effective and justified.

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<ul style="list-style-type: none"> <li>• <del>the</del> <u>The allocation and retention of smaller scale employment sites across the area, with limited expansion where this can be justified;</u></li> <li>• <del>encouraging</del> <u>Encouraging the provision of small-scale business opportunities in all significant residential and commercial developments and through the appropriate use of rural buildings;</u></li> <li>• <u>Support for rural enterprises through the conversion of rural buildings, the development and diversification of agricultural and other land based rural businesses and well-designed new build. If new build development is proposed to meet local business and community needs in rural areas the use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where suitable opportunities exist. For sites beyond existing settlements and in locations not well served by public transport then development should be well designed and sensitive to its surroundings, should not have an unacceptable impact on local roads and should exploit any opportunities to make the location more sustainable.</u></li> <li>• Encouraging flexible building design and innovative approaches in new and existing residential developments to encourage local working and business opportunities.</li> </ul> <p>3. Larger scale needs are addressed through the allocation of sufficient land to provide a choice and range of sites, including key <sup>404</sup>strategic sites targeted at specific sectors. Investment strategies will ensure that a readily available supply of land is maintained throughout the plan period.</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons								
			<p>4. Land identified for employment uses in this local plan will only be considered for other uses that are ancillary to and supportive of its employment role.</p> <p>5. Tourism, leisure, environmental and cultural industries will be promoted and assisted by:</p> <ul style="list-style-type: none"> <li>• <del>the</del> <u>The</u> general emphasis in this local plan on achieving high quality design, resource efficiency, environmental enhancement and retention of local distinctiveness;</li> <li>• <del>protection</del> <u>Protection</u>, enhancement and expansion of the green infrastructure network;</li> <li>• <del>encouragement</del> <u>Encouragement</u> for sustainable tourism initiatives and development that supports cultural industries;</li> <li>• <del>promotion</del> <u>Promotion</u> of the creative industries cluster focussed on the city centre.</li> </ul> <p>6. Opportunities for innovation, skills and training will be expanded through facilitating the expansion of, and access to, vocational, further and higher education provision.</p> <p><u>Key strategic employment areas</u> (underlined in the original)</p> <p>Key strategic employment areas and their main uses are:</p> <table border="1" data-bbox="651 1166 1778 1334"> <thead> <tr> <th data-bbox="651 1166 1140 1246">Strategic Employment area and their primary uses</th> <th data-bbox="1140 1166 1368 1334">Existing undeveloped land available</th> <th data-bbox="1368 1166 1563 1334">New allocations (hectares)</th> <th data-bbox="1563 1166 1778 1334">Total employment allocations (hectares)</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 1246 1140 1334"></td> <td data-bbox="1140 1246 1368 1334"></td> <td data-bbox="1368 1246 1563 1334"></td> <td data-bbox="1563 1246 1778 1334"></td> </tr> </tbody> </table>	Strategic Employment area and their primary uses	Existing undeveloped land available	New allocations (hectares)	Total employment allocations (hectares)					
Strategic Employment area and their primary uses	Existing undeveloped land available	New allocations (hectares)	Total employment allocations (hectares)									

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
				(hectares, April 2018)			
			Norwich city centre with a focus on expansion of office, digital and creative industries, retail and leisure provision	30.8 (all part of mixed-use sites)	0	30.8	
			The Norwich Airport area and in particular: <ul style="list-style-type: none"> <li>a new site on the northern edge of the airport accessed directly from the Broadland Northway of 46.5ha and focussed on aviation related activities; and</li> <li>a site of around 35ha at the A140/Broadland Northway junction and focussed on uses benefiting from an airport location</li> </ul>	35	46.5	81.5	
			Browick Interchange, Wymondham (for general employment uses)	22	0	22	
			Longwater - consolidation of activity through	12	0	12	

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
			intensification of employment uses and completion of the existing allocation				
			Rackheath (for general employment uses)	25.6	0	25.6	
			The complex of general business parks at Thorpe St Andrew (Broadland Business Park, St Andrews Business Park and Broadland Gate);	33.1	0	33.1	
			Norwich Research Park including the Norfolk and Norwich University Hospital and the University of East Anglia; providing for significant expansion of health, higher education and science park activity	32.7	6.9	39.6	
			Hethel including a technology park of around 20ha managed to focus on advanced engineering and the growth of technology capabilities	20	0.8	20.8	
			The Food Enterprise Park at Easton/Honingham	18.7	0	18.7	

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
			supporting the agri-food sector				
			<b>Total</b>	<b>229.9</b>	<b>54.2</b>	<b>284.1</b>	
			<p><u>Town Centres</u> (underlined in the original)</p> <p>The development of new retailing, leisure, offices and other main town centre uses will be subject to the sequential approach <del>and out-of-centre impact assessment</del>, as defined by Government policy and guidance, and will be encouraged at a scale appropriate to the form and functions of the following hierarchy of defined centres:</p> <ol style="list-style-type: none"> <li>1. Norwich city centre;</li> <li>2. The town centres of Aylsham, Diss, Harleston and Wymondham, and within the Norwich urban area, the large district centres at Anglia Square/Magdalen Street and Riverside;</li> <li>3. The large village and district centres of: Acle, Coltishall, Hethersett, Hingham, Loddon, Long Stratton, Poringland and Reepham, and within the Norwich urban area at Aylsham Road, Drayton Road, Bowthorpe, Dereham Road, Eaton centre, Earlham House, Harford Place (Hall Road/Sandy Lane), Larkman centre, Plumstead Road, Sprowston Road, Old Catton and Dussindale (Thorpe St Andrew). New district centres to be established in accordance with the Growth Triangle Area Action Plan;</li> <li>4. Local centres, including new and enhanced local centres serving major growth locations.</li> </ol> <p><u>Proposals for retail and leisure development outside town centres will also be subject to an impact assessment where necessary, as defined by Government policy and guidance. In order to prevent the proliferation of</u></p>				



Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><u>town centre uses in out-of-centre and edge-of-centre locations and to control their character, conditions will be used to restrict permissions granted for office, light industrial or research and development changing to other uses within Class E.</u></p> <p>Development and investment consistent in scale with the function of the centre are encouraged at all levels of the hierarchy to enhance the range of businesses and facilities available locally. Development should seek to enhance the environment and economy of centres, and of villages with more dispersed services, to protect their function and <del>avoid the loss of commercial premises or local services</del> <u>provide a range of uses and active frontages to support the centre's vitality and viability.</u></p> <p><u>Local Retail and Leisure</u> (new title – to be underlined)</p> <p>Small scale retail and leisure developments serving local needs are <del>encouraged</del> <u>will be permitted to serve new residential developments and existing residential areas, subject to compliance with other development plan policies</u> <del>impact on local amenity, in existing residential areas and to support village life and promote active travel.</del></p>	
<b>Strategy for the areas of growth</b>				
<b>Policy 7.1 Norwich urban area including the fringe parishes</b>				
MM13	102	Policy 7.1	<p>Amend Policy 7.1 to read:</p> <p><u><b>POLICY 7.1 – The Norwich Urban Area including the fringe parishes</b></u> (underlined in the original)</p> <p><b>Norwich and the fringe parishes<sup>407</sup> will be the area's major focus for jobs, homes and service development to enhance its regional centre role and to</b></p>	To ensure the plan is effective and justified.

Ref	Page	Policy/ Paragraph	Main Modification	Reasons								
			<p>promote major regeneration, the growth of strategic and smaller scale extensions and redevelopment to support neighbourhood renewal. The area will provide <del>30,500</del> <u>27,960</u> additional homes and sites for a significant increase in jobs, including around 257 hectares of undeveloped land allocated for employment use.</p> <p>To achieve this, development sites will be focussed in the city centre, in strategic regeneration areas in East Norwich and the Northern City Centre and at strategic urban extensions<sup>108</sup> in the north-east and west as well as other locations across the urban area as follows:</p> <p><u>Housing</u> (underlined in the original)</p> <table border="1" data-bbox="651 751 1688 1286"> <thead> <tr> <th data-bbox="651 751 1003 1286">Part of Norwich Urban area</th> <th data-bbox="1003 751 1227 1286"><u>Existing deliverable commitment (including uplift + delivery 2018/19)</u>  <u>Existing planning permissions (including completions</u></th> <th data-bbox="1227 751 1429 1286"><u>New allocations -Homes forecast to be delivered from allocated sites by March 2038</u></th> <th data-bbox="1429 751 1688 1286"><u>Total deliverable housing commitment 2018 – 2038</u></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Part of Norwich Urban area	<u>Existing deliverable commitment (including uplift + delivery 2018/19)</u>  <u>Existing planning permissions (including completions</u>	<u>New allocations -Homes forecast to be delivered from allocated sites by March 2038</u>	<u>Total deliverable housing commitment 2018 – 2038</u>					
Part of Norwich Urban area	<u>Existing deliverable commitment (including uplift + delivery 2018/19)</u>  <u>Existing planning permissions (including completions</u>	<u>New allocations -Homes forecast to be delivered from allocated sites by March 2038</u>	<u>Total deliverable housing commitment 2018 – 2038</u>									

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
				<u>2018/19 - 2021/22).</u>			
			<b>City centre</b>				
			Northern City Centre Strategic Regeneration Area	1,533 <u>584</u>	25 <u>1,023</u>	1,558 <u>1,607</u>	
			Other city centre sites	2,724 <u>2,664</u>	200 <u>610</u>	2,924 <u>3,124</u>	
			<b>City centre total</b>	<b>4,257</b> <b><u>3,248</u></b>	<b>225</b> <b><u>1,633</u></b>	<b>4,482</b> <b><u>4,731</u></b>	
			<b>East Norwich</b>				
			East Norwich Strategic Regeneration Area	770	<del>3,230</del> <u>2,230</u>	4,000 <u>3,000</u>	
			<b>Elsewhere in the urban area (* denotes strategic urban extensions)</b>				
			Colney	4	200 <u>111</u>	204 <u>115</u>	
			Costessey	529 <u>581</u>	0	529 <u>581</u>	

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
			Cringleford*	1,774 <u>1,257</u>	0 <u>508</u>	1,774 <u>1,765</u>	
			Drayton	404 <u>415</u>	0	404 <u>415</u>	
			Easton*	1,046 <u>-963</u>	0	1,046 <u>963</u>	
			Hellesdon*	1,354 <u>1,151</u>	0	1,354 <u>1,151</u>	
			Other sites in Norwich	2,160 <u>1,624</u>	180 <u>315</u>	2,340 <u>2,089</u>	
			Three Score, Bowthorpe*	908 <u>903</u>	0	908 <u>903</u>	
			Taverham*	124 <u>93</u>	1,417 <u>1,425</u>	1,538 <u>-1,518</u>	
			The Growth Triangle*	12,087 <u>9,359</u>	1,420 <u>760</u>	13,507 <u>10,119</u>	
			Thorpe St. Andrew	386 <u>404</u>	0	386 <u>404</u>	
			Trowse	181	0	181	

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
			Other sites in urban area (Old Catton, Keswick, Sprowston)	44 <u>23</u>	0	44 <u>23</u>	
			<b>Elsewhere in urban area total</b>	<b>20,992</b> <b><u>16,958</u></b>	<b>3,217</b> <b><u>3,119</u></b>	<b>24,209</b> <b><u>20,227</u></b>	
			<b>Norwich Urban Area Total</b>	<b>26,019</b> <b><u>20,976</u></b>	<b>6,672</b> <b><u>6,982</u></b>	<b>32,691</b> <b><u>-27,958</u></b>	
			<b><u>Employment</u></b> (underlined in the original)				
			<b>Part of Norwich Urban Area</b>	<b>Existing undeveloped employment allocations (hectares, April 2018)</b>	<b>New allocations (hectares)</b>	<b>Total undeveloped employment allocations (hectares)</b>	
			<b>See policies 1 and 6 for the strategic sites in the Norwich Urban Area</b>	187.9	46.9	<b>245.8</b>	
			<b>Hellesdon</b>	1.4	0	<b>1.4</b>	
			<b>Taverham</b>	5.6	0	<b>5.6</b>	
			<b>Harford Bridge</b>	4	0	<b>4</b>	
			<b>Norwich urban area total</b>	<b>198.9</b>	<b>46.9</b>	<b>256.8</b>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>Other small-scale housing and employment development will be acceptable in principle elsewhere in the Norwich urban area subject to meeting other policies in the development plan.</p> <p><u>The City Centre</u> (underlined in the original)</p> <p>Norwich city centre’s strategic role as key driver for the Greater Norwich economy will be strengthened. Development in the city centre will provide a high density mix of employment, housing, leisure and other uses. Intensification of uses within the city centre to strengthen its role as a main regional employment, retail, cultural and visitor centre, providing a vibrant and diverse experience for all, will be supported.</p> <p>Comprehensive redevelopment of the large district centre at Anglia Square and surrounding vacant land will provide a viable, high density, housing-led mixed-use development including retailing, employment, community and leisure facilities. The redevelopment of Anglia Square will be the catalyst for change in the wider Northern City Centre strategic regeneration area identified on the Key Diagram and defined in map 910.</p> <p>1. Economy</p> <p>To ensure a strong employment base, development should provide a range of floorspace, land and premises as part of mixed-use developments. Development should promote more intensive use of land to meet identified needs for start-up and grow-on space for small and medium sized enterprises including the digital creative industries, technology, financial and cultural and leisure services clusters.</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>To support this, loss of existing office floorspace will be resisted;</p> <p>a) <u>Within the areas defined under the 'Article 4 direction relating to the conversion of offices to residential';</u></p> <p>b) <u>For all statutory listed office buildings situated within the city centre (as defined by map 10); unless it can be demonstrated that its loss will not be of detriment to Norwich's office economy.</u></p> <p>Development of buildings for further and higher education, training and lifelong learning will be supported in the city centre. The development of purpose-built student accommodation will be accepted where it accords with the criteria in policy 5.</p> <p>2. Retail and main town centre uses</p> <p><u>The centre's retail function of the City Centre's primary and secondary retail areas and the large district centres will be supported as part of a complementary range of uses. Provision for any additional comparison retail floorspace will primarily be met through the intensification of retail use on existing sites be focused on these centres in accordance with the sequential approach and improvements to the quality of existing retail provision will be supported.</u></p> <p>Proposals for new development and change of use in <u>the City Centre's primary and secondary retail areas and the large district centres (as defined in policy 6) will be accepted permitted</u> where they:</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<ul style="list-style-type: none"> <li>• <del>contribute to meeting identified needs for new retail floorspace and other main town centre uses, including speciality and independent shopping and small-scale retailing; or</del></li> <li>• <del>promote</del> <b>Promote</b> diversification of services and facilities to ensure that vitality and vibrancy can be maintained throughout the day and evening; or</li> <li>• <del>provide</del> <b>Provide</b> mixed-use development including housing, high quality employment, flexible working, education, leisure, culture and entertainment, where this supports and complements the function of the centre; or</li> <li>• <del>secure</del> <b>Secure</b> the beneficial redevelopment and adaptation of disused and underused land and premises including redundant retail floorspace <u>and adaptation of upper floors to residential uses.</u></li> </ul> <p><b>3. Leisure, culture and entertainment and the visitor economy</b></p> <p>The city centre’s leisure cultural and entertainment offer will be supported and expanded. Development of new leisure and cultural facilities, hotels and other visitor accommodation to strengthen the city centre’s role as a visitor and cultural destination will be accepted in accessible locations well related to centres of activity and transport hubs. Leisure uses, including uses supporting the early evening economy, will be accepted within the defined city centre leisure area where noise and disturbance issues can be mitigated and where they do not have detrimental effect on the retail offering, especially in the primary retail area. A sequential approach will be used to determine applications for leisure uses outside the defined leisure area where they:</p> <ul style="list-style-type: none"> <li>• <u>Are compatible with the surrounding uses;</u></li> </ul>	



Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<ul style="list-style-type: none"> <li>• <u>Would not give rise to unacceptable amenity and environmental impacts which could not be overcome by the imposition of conditions; and</u></li> <li>• <u>Would not have a detrimental impact upon the character and function of the city centre or undermine its vitality and vibrancy.</u></li> </ul> <p>Late-night uses will only be accepted in the designated Late-Night Activity Zone.</p> <p><b>4. Housing</b></p> <p>To maximise the potential of the city centre to deliver new homes, housing will <u>shall</u> be required <u>provided</u> on the specific allocated sites detailed in the Sites document.</p> <p><b>5. The Built, Natural and Historic Environment</b></p> <p>To protect and enhance the distinctive natural and built environment and heritage assets of the city centre:</p> <ul style="list-style-type: none"> <li>• A programme of improvements to public spaces, as illustrated in a public realm infrastructure plan, will be implemented through a combination of public investment on the highway / publicly owned land and private investment in association with development proposals;</li> <li>• New development proposals will respect the character of the city centre conservation area and address the principles set out in the City Centre Conservation Area Appraisal (or any successor), providing innovative and sustainable design; in particular in relation to scale, mass, height, layout and materials;</li> <li>• Riverside development will <del>assist in delivering</del> <u>have regard to the policies/ priorities of the River Wensum Strategy (or any</u></li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>successor), including provision of a riverside walk. <del>Riverside development should support and enable achievement of the strategy's longer-term plans.</del></p> <p><b>6. Access and Transportation</b></p> <p>Development will be required to contribute to measures promoted by Transport for Norwich to improve accessibility, connectivity, legibility and permeability within the city centre.</p> <p><u>East Norwich</u> (underlined in the original)</p> <p>Development of sites allocated in the East Norwich <del>Strategic Regeneration Area</del> <u>(ENSRA)</u> identified on the Key Diagram and defined on map <del>910</del> including Carrow Works <u>(which includes Carrow House)</u>, the Deal Ground <u>(including the former May Gurney site)</u>, and the Utilities Site and Land in front of ATB Laurence Scott will create a highly sustainable mixed-use gateway quarter accommodating substantial housing growth and optimising economic benefits. <del>Development across the sites It will provide in the region of 4,000 additional</del> <u>3,362</u> homes in the plan period and significant new employment opportunities for around <del>6,000</del> <u>4,100</u> jobs. <del>East Norwich also has the potential to act as a long-term catalyst for regeneration of the wider area, potentially including the following sites if they become available:</del></p> <p><u>Redevelopment of the ENSRA will be guided by an area-wide Supplementary Planning Document (SPD). The SPD will promote development of a locally distinctive, high density and high quality</u></p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><u>sustainable residential-led mixed-use community which takes full account of its setting and makes the most of its riverside location.</u></p> <p><u>The SPD will provide the framework for seeking new transport infrastructure (through integrated access and transportation) which emphasises sustainable accessibility and traffic restraint and allows for connectivity and permeability within and between the sites and beyond), social infrastructure, jobs and services.</u></p> <p><u>Development must also protect and enhance biodiversity and green infrastructure; provide for sustainable energy provision and its management; conserve, and where opportunities arise, enhance the significance of heritage assets; and address local issues including the active railway, the protected minerals railhead, noise, contamination and flood risk issues.</u></p> <p><u>Whilst proposals within the ENSRA may come forward on different timescales, it is important that development is guided and informed by the SPD and should meet the site wide and site specific requirements set out within site allocations policy GNLP0360/3053/R10.</u></p> <ul style="list-style-type: none"> <li>○ <del>Redevelopment of land adjoining the railway between the Deal Ground and Carrow Works as part of the wider East Norwich strategic growth area masterplan supplementary planning document;</del></li> <li>○ <del>Land east of Norwich City F.C.;</del></li> <li>○ <del>Land owned by Network Rail on Lower Clarence Road and Koblenz Avenue</del></li> <li>○ <del>Intensification of uses at Riverside and</del></li> <li>○ <del>Regeneration in the Rouen Road area.</del></li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>Site proposals within the East Norwich strategic regeneration area will meet the requirements of an area-wide masterplan to ensure co-ordinated development. This will include:</del></p> <ul style="list-style-type: none"> <li><del>• an exemplar design approach, building at high densities and maximising the riverside regeneration potential to create a distinct, highly sustainable mixed-use community and new gateway quarter for the city, taking account of its setting adjacent to the Broads;</del></li> <li><del>• creating an inclusive, resilient and safe community in which people of all ages have good access to high quality homes that meet housing needs the provision of area-wide economic and social infrastructure and services, including (but not limited to) the creation of new employment opportunities, a new local centre, and a new primary school should need be established;</del></li> <li><del>• establishing an integrated access and transportation strategy which emphasises sustainable accessibility and traffic restraint, and allows for connectivity and permeability within and between the sites in the strategic regeneration area and beyond, including north-south links between Trowse and Bracondale and the north bank of the Wensum and Thorpe Road / Yarmouth Road, and east-west between the city centre, the railway station and Whitlingham Country Park and the Broads including an extended riverside walk on the north and south banks of the Wensum. Proposals should be designed for ease of access to, and by, public transport, with appropriate bridge provision to ensure the sites are fully permeable by sustainable transport modes;</del></li> <li><del>• planning development effectively to manage and mitigate the impact of vehicular traffic from the site/s on the local highway</del></li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>network including the Martineau Lane roundabout, Bracondale and King Street;</del></p> <ul style="list-style-type: none"> <li><del>• protecting and enhancing green infrastructure assets, corridors and open spaces within the area, including enhancing linkages from the city centre to the Broads, Carrow Abbey County Wildlife Site the wider rural area and elsewhere in Norwich, to include pedestrian/cycle links between Whitlingham Country Park and the city centre;</del></li> <li><del>• providing for sustainable energy generation, including a local energy network serving the area as a whole;</del></li> <li><del>• protecting and enhancing the sites' and wider city's rich heritage assets and their settings;</del></li> <li><del>• achieving high quality, locally distinctive, energy efficient and flood resilient design which addresses identified risks from river and surface water flooding and mitigates against potential sources of noise and air pollution and establishes strong built frontages along the River Wensum and the defining network of streets and spaces with the sites;</del></li> <li><del>• addressing and remediating site contamination; and</del></li> <li><del>• planning to allow scope for greater use of the Rivers Wensum and Yare for water-based recreation, leisure and tourism including the potential inclusion of marinas and riverside moorings and access for waterborne freight subject to not impeding navigation of either river.</del></li> </ul> <p><u>Elsewhere in the urban area including the fringe parishes</u> (underlined in the original)</p> <p>The remainder of the urban area including the fringe parishes will provide for a significant proportion of the total growth in Greater Norwich.</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p>Development will provide a range of sites for different types of housing, employment and community uses that are accessible and integrate well with the existing communities. It will provide necessary infrastructure, with a focus on public transport, walking and cycling, as well as social and green infrastructure.</p> <p>Growth will include:</p> <ul style="list-style-type: none"> <li>• Development of strategic and smaller scale urban extensions at existing locations committed for housing and employment uses as set out in the tables above (including that within the adopted Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle Area Action Plan), with uplift on existing allocated sites in Cringleford, Easton and Three Score (Bowthorpe);</li> <li>• Significant new development proposals (including the expansion of the Norwich Research Park, and a large new allocation for homes in the Growth Triangle in Sprowston);</li> <li>• Development at the University of East Anglia to cater for up to 5,000 additional students by 2038 through intensification of uses within the campus and its limited expansion;</li> <li>• Development sites in the Sites document which will support neighbourhood-based renewal on brownfield sites, with densities highest in the most accessible locations; and</li> <li>• Enhancements to the green infrastructure network which will include links to and within the Wensum, Yare, Tud and Tas Valleys, Marriott's Way and from Mousehold through the north-east growth triangle as set out in maps 8A and B, along with local networks.</li> </ul>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons								
			<del>In addition, a large contingency site is identified in Costessey to be brought forward if delivery of housing in the GNL P area does not meet local plan targets.</del>									
<b>Policy 7.2 The main towns</b>												
MM14	111	Policy 7.2	<p>Amend Policy 7.2 to read:</p> <p><b><u>POLICY 7.2 – THE MAIN TOWNS</u></b> (underlined in the original)</p> <p><b>The Main Towns of Aylsham, Diss (with part of Roydon), Harleston, Long Stratton and Wymondham will continue to be developed to enhance their function as attractive places to live and providers of employment and services to serve the towns and their hinterlands, with substantial levels of development expected to take place. This will provide for around <del>6,850</del> <u>6,674</u> additional homes and sites for employment and commercial land and related infrastructure.</b></p> <p><b>The identified levels of development, including growth committed in the Long Stratton and Wymondham Area Action Plans, are:</b></p> <p><b><u>Housing</u></b> (underlined in the original)</p> <table border="1"> <thead> <tr> <th>Main Town</th> <th>Existing deliverable commitment (including uplift + delivery)</th> <th>New allocations <u>Homes forecast to be delivered from</u></th> <th>Total deliverable housing commitment 2018 - 2038</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Main Town	Existing deliverable commitment (including uplift + delivery)	New allocations <u>Homes forecast to be delivered from</u>	Total deliverable housing commitment 2018 - 2038					To ensure the plan is effective and justified.
Main Town	Existing deliverable commitment (including uplift + delivery)	New allocations <u>Homes forecast to be delivered from</u>	Total deliverable housing commitment 2018 - 2038									

Ref	Page	Policy/ Paragraph	Main Modification				Reasons
				<b>2018/19 and 2019/20 Existing planning permissions (including completions 2018/19 - 2021/22).</b>	<b><u>allocated sites by March 2038</u></b>		
			Aylsham	<b>229 <u>226</u></b>	<b>550</b>	<b>779 <u>776</u></b>	
			Diss (with part of Roydon)	<b>363 <u>400</u></b>	<b>400 <u>384</u></b>	<b>763 <u>-784</u></b>	
			Harleston	<b>172 <u>248</u></b>	<b>555</b>	<b>727-803</b>	
			Long Stratton	<b>1,922 <u>1,798</u></b>	<b>0</b>	<b>1,922 <u>1,798</u></b>	
			Wymondham	<b>2,465 <u>2,363</u></b>	<b>150</b>	<b>2,615 <u>2,513</u></b>	
			<b>Total</b>	<b>5,151 <u>5,035</u></b>	<b>1,655 <u>1,639</u></b>	<b>6,806 <u>6,674</u></b>	



Ref	Page	Policy/ Paragraph	Main Modification	Reasons																				
			<p><del>Other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the development plan.</del></p> <p><u>Additional sites may be provided in Main Towns by:</u></p> <ol style="list-style-type: none"> <li><u>1. Development within settlement boundaries; or</u></li> <li><u>2. Affordable rural exception sites, which may include an element of market housing (including self/custom build) if necessary for viability. These sites should be adjacent or well related to settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the local plan.</u></li> </ol> <p><u>Employment</u> (underlined in the original)</p> <table border="1"> <thead> <tr> <th>Main Town</th> <th>Existing undeveloped employment allocations (hectares, April 2018)</th> <th>New employment allocations (hectares)</th> <th>Total employment allocations (hectares)</th> </tr> </thead> <tbody> <tr> <td>See polices 1 and 6 for the strategic site in Wymondham</td> <td>22</td> <td>0</td> <td>22</td> </tr> <tr> <td>Aylsham</td> <td>4</td> <td>0</td> <td>4</td> </tr> <tr> <td>Diss (with part of Roydon)</td> <td>10.8</td> <td>0</td> <td>10.8</td> </tr> <tr> <td>Harleston</td> <td>6.8</td> <td>0</td> <td>6.8</td> </tr> </tbody> </table>	Main Town	Existing undeveloped employment allocations (hectares, April 2018)	New employment allocations (hectares)	Total employment allocations (hectares)	See polices 1 and 6 for the strategic site in Wymondham	22	0	22	Aylsham	4	0	4	Diss (with part of Roydon)	10.8	0	10.8	Harleston	6.8	0	6.8	
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			<table border="1"> <tr> <td>Long Stratton</td> <td>12.5</td> <td>0</td> <td>12.5</td> </tr> <tr> <td>Wymondham</td> <td>2.1</td> <td>0</td> <td>2.1</td> </tr> <tr> <td><b>Total</b></td> <td><b>58.2</b></td> <td><b>0</b></td> <td><b>58.2</b></td> </tr> </table> <p>Other small-scale employment development will be acceptable in principle elsewhere in the towns subject to meeting other policies in the development plan.</p> <p>Retail and other town centre type uses should be located in or adjoining the town centres. Proposals which support speciality and independent shopping, small-scale retailing and diversification of services and facilities will be encouraged.</p> <p>Enhancements to the multi-functional green infrastructure network will be provided by development to contribute to the strategic network as set out in maps 8A and B and to linking local networks.</p>	Long Stratton	12.5	0	12.5	Wymondham	2.1	0	2.1	<b>Total</b>	<b>58.2</b>	<b>0</b>	<b>58.2</b>	
Long Stratton	12.5	0	12.5													
Wymondham	2.1	0	2.1													
<b>Total</b>	<b>58.2</b>	<b>0</b>	<b>58.2</b>													
<b>Policy 7.3 The key service centres</b>																
MM15	114	Policy 7.3	<p>Amend Policy 7.3 to read:</p> <p><b><u>POLICY 7.3 – THE KEY SERVICE CENTRES</u></b> (underlined in the original)</p> <p>The Key Service Centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham will continue to be developed to enhance their function as places to live and providers of employment and services to serve the settlement and its hinterland, with significant levels of development expected to take place in the majority of centres. This will provide for a</p>	To ensure the plan is effective and justified												

Ref	Page	Policy/ Paragraph	Main Modification	Reasons																
			<p>minimum of <del>3,679</del> <u>3,812</u> additional homes and sites for 11.8 hectares of employment / commercial land and related infrastructure.</p> <p>The main areas for development are:</p> <p><u>Housing</u> (underlined in the original)</p> <table border="1"> <thead> <tr> <th>Key Service Centre</th> <th>Existing deliverable commitment (including uplift + delivery 2018/19) Existing planning permissions (including completions 2018/19 - 2021/22).</th> <th>New allocations Homes forecast to be delivered from allocated sites by March 2038</th> <th>Total deliverable housing commitment 2018 – 2038</th> </tr> </thead> <tbody> <tr> <td>Acle</td> <td>200 <u>240</u></td> <td>340</td> <td>540 <u>580</u></td> </tr> <tr> <td>Blofield</td> <td>304 <u>274</u></td> <td>15</td> <td>316 <u>289</u></td> </tr> <tr> <td>Brundall</td> <td>175 <u>337</u></td> <td>0</td> <td>175 <u>337</u></td> </tr> </tbody> </table>	Key Service Centre	Existing deliverable commitment (including uplift + delivery 2018/19) Existing planning permissions (including completions 2018/19 - 2021/22).	New allocations Homes forecast to be delivered from allocated sites by March 2038	Total deliverable housing commitment 2018 – 2038	Acle	200 <u>240</u>	340	540 <u>580</u>	Blofield	304 <u>274</u>	15	316 <u>289</u>	Brundall	175 <u>337</u>	0	175 <u>337</u>	
Key Service Centre	Existing deliverable commitment (including uplift + delivery 2018/19) Existing planning permissions (including completions 2018/19 - 2021/22).	New allocations Homes forecast to be delivered from allocated sites by March 2038	Total deliverable housing commitment 2018 – 2038																	
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Brundall	175 <u>337</u>	0	175 <u>337</u>																	

Ref	Page	Policy/ Paragraph	Main Modification				Reasons	
			Hethersett	1,375 <u>1,351</u>	0	1,375 <u>1,351</u>		
			Hingham	20 <u>18</u>	100 <u>80</u>	120 <u>98</u>		
			Loddon / Chedgrave	206 <u>199</u>	240	446 <u>439</u>		
			Poringland / Framingham Earl	547 <u>510</u>	0	547 <u>510</u>		
			Reepham	155 <u>203</u>	0	155 <u>203</u>		
			Wroxham	5	0	5		
			<b>Total</b>	<b>2,984</b> <b><u>3,137</u></b>	<b>695</b> <b><u>-675</u></b>	<b>3,679</b> <b><u>3,812</u></b>		
			<p>The sites to meet the above targets are in the GNLP Sites document.</p> <p><del>Other residential development will be acceptable elsewhere within settlement boundaries subject to meeting the criteria of other policies in the development plan.</del></p> <p><u>Additional sites may be provided in Key Service Centres by:</u></p> <ol style="list-style-type: none"> <li><u>1. Development within settlement boundaries; or</u></li> <li><u>2. Affordable rural exception sites, which may include an element of market housing (including self/custom build) if necessary for viability. These sites should be adjacent or well related to</u></li> </ol>					

Ref	Page	Policy/ Paragraph	Main Modification	Reasons																												
			<p><b><u>settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the local plan.</u></b></p> <p><b><u>Employment</u></b> (underlined in the original)</p> <table border="1"> <thead> <tr> <th>Key Service Centre</th> <th>Existing undeveloped employment allocations (hectares, April 2018)</th> <th>New allocations (hectares)</th> <th>Total employment allocations (hectares)</th> </tr> </thead> <tbody> <tr> <td>Acle</td> <td>0.7</td> <td>0</td> <td>0.7</td> </tr> <tr> <td>Hingham</td> <td>2.2</td> <td>0</td> <td>2.2</td> </tr> <tr> <td>Loddon / Chedgrave</td> <td>1.8</td> <td>0</td> <td>1.8</td> </tr> <tr> <td>Poringland / Framingham Earl</td> <td>4.3</td> <td>0</td> <td>4.3</td> </tr> <tr> <td>Reepham</td> <td>2.8</td> <td>0</td> <td>2.8</td> </tr> <tr> <td><b>Total</b></td> <td><b>11.8</b></td> <td><b>0</b></td> <td><b>11.8</b></td> </tr> </tbody> </table> <p>Other small-scale employment development will be acceptable in principle elsewhere in the key service centres subject to meeting other policies in the development plan.</p> <p>Enhancements to the multi-functional green infrastructure network will be provided by development to contribute to the strategic network as set out in maps 8A and B and to linking local networks.</p>	Key Service Centre	Existing undeveloped employment allocations (hectares, April 2018)	New allocations (hectares)	Total employment allocations (hectares)	Acle	0.7	0	0.7	Hingham	2.2	0	2.2	Loddon / Chedgrave	1.8	0	1.8	Poringland / Framingham Earl	4.3	0	4.3	Reepham	2.8	0	2.8	<b>Total</b>	<b>11.8</b>	<b>0</b>	<b>11.8</b>	
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Ref	Page	Policy/ Paragraph	Main Modification	Reasons
<b>Policy 7.4 Village clusters</b>				
MM16	117	Policy 7.4	<p>Amend Policy 7.4 to read:</p> <p><b><u>POLICY 7.4 – VILLAGE CLUSTERS</u></b> (underlined in the original)</p> <p><b><u>Housing</u></b> (underlined in the original)</p> <p>To provide a minimum of <del>4,220</del> <b><u>3,883</u></b> homes as set out in policy 1 and to support village services, provide choice for the market and promote delivery of a variety of housing types and tenures, housing development will be supported in principle on a range of sites within the village clusters.</p> <p>To achieve this:</p> <ol style="list-style-type: none"> <li>1. <b>New sites in village clusters to provide a minimum of 1,200 homes will be allocated through a South Norfolk Village Clusters Housing Allocations Local Plan;</b></li> <li>2. <b><u>Existing consented commitments on major sites and housing delivered in the years 2018/19 to 2021/22 in Village clusters in South Norfolk to provide 1,187 homes.</u></b></li> <li>3. <b><del>New sites in v</del><u>Village clusters in Broadland to provide 482 <u>442</u> homes are allocated in the Greater Norwich Local Plan Sites Plan on unconsented sites.</u></b></li> <li>4. <b><u>Existing consented commitments on major sites and housing delivered in the years 2018/19 to 2021/22 in Village clusters in Broadland to provide 1,054 homes.</u></b></li> </ol>	To ensure the plan is effective and justified.

Ref	Page	Policy/ Paragraph	Main Modification	Reasons								
			<p>Additional sites may be provided in village clusters by:</p> <ol style="list-style-type: none"> <li>1. <del>Infill d</del>Development within settlement boundaries;</li> <li>2. Affordable housing led development, which may include an element of market housing (including self/custom build) if necessary, for viability, up to a maximum of 15 dwellings in total. These sites should be adjacent or well related to settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the local plan.</li> </ol> <p>The cumulative amount of windfall development permitted during the plan period should not have a negative impact on the character and scale of settlements in any village cluster.</p> <p><u>The main areas for housing development in village clusters are:</u></p> <table border="1" data-bbox="645 935 1778 1295"> <thead> <tr> <th data-bbox="645 935 1039 1295"><u>Village Cluster</u></th> <th data-bbox="1039 935 1283 1295"><u>Existing planning permissions (including completions 2018/19 - 2021/22).</u></th> <th data-bbox="1283 935 1514 1295"><u>Homes forecast to be delivered from allocated sites by March 2038</u></th> <th data-bbox="1514 935 1778 1295"><u>Total deliverable housing commitment  2018 – 2038</u></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<u>Village Cluster</u>	<u>Existing planning permissions (including completions 2018/19 - 2021/22).</u>	<u>Homes forecast to be delivered from allocated sites by March 2038</u>	<u>Total deliverable housing commitment  2018 – 2038</u>					
<u>Village Cluster</u>	<u>Existing planning permissions (including completions 2018/19 - 2021/22).</u>	<u>Homes forecast to be delivered from allocated sites by March 2038</u>	<u>Total deliverable housing commitment  2018 – 2038</u>									

Ref	Page	Policy/ Paragraph	Main Modification			Reasons
			<u>(Aylsham) Blickling, Burgh &amp; Tuttington and Oulton</u>	<u>4</u>	<u>0</u>	<u>4</u>
			<u>Blofield Heath and Hemblington</u>	<u>56</u>	<u>20</u>	<u>76</u>
			<u>(Brundall) Postwick with Witton</u>	<u>15</u>	<u>0</u>	<u>15</u>
			<u>Buxton with Lamas and Brampton</u>	<u>6</u>	<u>60</u>	<u>66</u>
			<u>Cantley</u>	<u>2</u>	<u>0</u>	<u>2</u>
			<u>Cawston with Brandiston and Swannington</u>	<u>15</u>	<u>60</u>	<u>75</u>
			<u>Coltishall with Horstead Belaugh</u>	<u>82</u>	<u>0</u>	<u>82</u>
			<u>Foulsham and Themelthorpe</u>	<u>7</u>	<u>15</u>	<u>22</u>
			<u>Freethorpe, Halvergate and Wickhampton</u>	<u>36</u>	<u>40</u>	<u>76</u>
			<u>Frettenham</u>	<u>2</u>	<u>0</u>	<u>2</u>
			<u>Great and Little Plumstead</u>	<u>155</u>	<u>0</u>	<u>155</u>
			<u>Great Witchingham, Lenwade, Weston Lonvgville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill</u>	<u>17</u>	<u>20</u>	<u>37</u>



Ref	Page	Policy/ Paragraph	Main Modification			Reasons
			<u>Hainford and Stratton Strawless</u>	<u>1</u>	<u>0</u>	<u>1</u>
			<u>Hevingham</u>	<u>3</u>	<u>0</u>	<u>3</u>
			<u>(Easton) Honingham</u>	<u>1</u>	<u>0</u>	<u>1</u>
			<u>Horsford, Felthorpe and Haveringland</u>	<u>429</u>	<u>30</u>	<u>459</u>
			<u>Horsham and Newton St Faith</u>	<u>94</u>	<u>50</u>	<u>144</u>
			<u>Lingwood &amp; Burlingham, Strumpshaw and Beighton</u>	<u>62</u>	<u>60</u>	<u>122</u>
			<u>Marsham</u>	<u>0</u>	<u>0</u>	<u>0</u>
			<u>Reedham</u>	<u>27</u>	<u>30</u>	<u>57</u>
			<u>Reepham, Booton, Guestwick, Heydon, Salle and Wood Dalling</u>	<u>6</u>	<u>0</u>	<u>6</u>
			<u>Salhouse, Woodbastwick and Ranworth</u>	<u>5</u>	<u>12</u>	<u>17</u>
			<u>South Walsham and Upton with Fishley</u>	<u>3</u>	<u>45</u>	<u>48</u>
			<u>Spixworth and Crostwick</u>	<u>25</u>	<u>0</u>	<u>25</u>
			<u>(Taverham) and Ringland</u>	<u>1</u>	<u>0</u>	<u>1</u>
			<b><u>TOTAL</u></b>	<b><u>1,054</u></b>	<b><u>442</u></b>	<b><u>1,496</u></b>

Ref	Page	Policy/ Paragraph	Main Modification	Reasons																																
			<p><b><u>Employment</u></b> (underlined in the original)</p> <p>The allocated Employment Areas are:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Existing undeveloped employment allocations (hectares, April 2018)</th> <th>New allocations (hectares)</th> <th>Total employment allocations (hectares)</th> </tr> </thead> <tbody> <tr> <td>See policies 1 and 6 for the strategic site at Hethel</td> <td>20</td> <td>0.8</td> <td>20.8</td> </tr> <tr> <td>Brooke</td> <td>4.8</td> <td>0</td> <td>4.8</td> </tr> <tr> <td>Foulsham</td> <td>1.1</td> <td>0</td> <td>1.1</td> </tr> <tr> <td>Horsham St. Faith</td> <td>2.9</td> <td>1.5</td> <td>4.4</td> </tr> <tr> <td>Lenwade</td> <td>2.4</td> <td>0</td> <td>2.4</td> </tr> <tr> <td>Lingwood</td> <td>2.3</td> <td>0</td> <td>2.3</td> </tr> <tr> <td><b>Total</b></td> <td><b>33.5</b></td> <td><b>2.3</b></td> <td><b>35.9</b></td> </tr> </tbody> </table> <p>Other small-scale employment development will be acceptable in principle elsewhere within village development boundaries, through the re-use of rural buildings or through the potential expansion of existing small and medium sized employment sites, subject to meeting other policies in the development plan.</p>	Location	Existing undeveloped employment allocations (hectares, April 2018)	New allocations (hectares)	Total employment allocations (hectares)	See policies 1 and 6 for the strategic site at Hethel	20	0.8	20.8	Brooke	4.8	0	4.8	Foulsham	1.1	0	1.1	Horsham St. Faith	2.9	1.5	4.4	Lenwade	2.4	0	2.4	Lingwood	2.3	0	2.3	<b>Total</b>	<b>33.5</b>	<b>2.3</b>	<b>35.9</b>	
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Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			Enhancements to the multi-functional green infrastructure network provided by development will contribute to the strategic network as set out in maps 8A and B and to linking local networks.	
<b>Policy 7.5 Small scale windfall housing development</b>				
MM17	119	Policy 7.5	<p>Delete current policy wording and replace with new wording:</p> <p><b><u>POLICY 7.5 – SMALL SCALE WINDFALL HOUSING DEVELOPMENT</u></b></p> <p><del>Small scale residential development will be permitted adjacent to a development boundary or on sites within or adjacent to a recognisable group of dwellings where:</del></p> <ul style="list-style-type: none"> <li><del>• Cumulative development permitted under this policy will be no more than 3 dwellings in small parishes or 5 dwellings in larger parishes (as defined in appendix 7) during the lifetime of the plan; and</del></li> <li><del>• The proposal respects the form and character of the settlement; and</del></li> <li><del>• The proposal would result in no adverse impact on the landscape and natural environment; and</del></li> <li><del>• The proposal accords with other relevant Local Plan policies</del></li> </ul> <p><del>Positive consideration will be given to self and custom build.</del></p> <p><b><u>POLICY 7.5 – SELF-BUILD AND CUSTOM BUILD WINDFALL HOUSING DEVELOPMENT OUTSIDE DEFINED SETTLEMENT BOUNDARIES (NB development within settlement boundaries is covered under Policy 7.4) (to be underlined)</u></b></p>	To ensure plan is effective and justified

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><b><u>Small scale residential development of up to 3 dwellings for self-build and custom build homes for people who meet the eligibility criteria for Part 1 of the relevant district’s self-build register will be permitted:</u></b></p> <p><b><u>1. On sites that are adjacent to settlements with a defined settlement boundary; and</u></b>  <b><u>2. On sites within or adjacent to other settlements without a defined settlement boundary.</u></b></p> <p><b><u>To prevent incremental sprawl, for the operation of this policy such development will not be considered to have extended the defined settlement boundary, or where there is no boundary, the built form of the settlement.</u></b></p> <p><b><u>For all development covered by this policy the scheme will need to respect the form and character of the settlement including:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Housing density is reflective of the density in the settlement and surrounding built up area; and</u></b></li> <li>• <b><u>The ratio of the building footprint to the plot area is consistent with existing properties nearby which characterise the settlement; and</u></b></li> <li>• <b><u>The proposal would result in no significant adverse impact on the landscape and natural environment; and</u></b></li> <li>• <b><u>The proposal accords with other relevant Local Plan policies.</u></b></li> </ul> <p><b><u>When considered cumulatively with other development, the scheme should not result in a level of development in any settlement that would be contrary to the Sustainable Growth Strategy outlined in Policy 1.</u></b></p> <p>Make consequential changes to the following paragraphs of supporting text:</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>389</del> This policy applies to all parishes. Its purpose is to allow for a limited number of additional dwellings in each parish beyond those allocated or allowed for as larger scale windfall sites through other policies in this plan. <del>The policy limits the number of homes on small scale windfall sites to three in each smaller parish and five in each larger parish (as defined in appendix 7) to prevent over development in rural areas. For the purposes of this policy, the number of dwellings allowed relates to permissions granted after adoption of the plan.</del></p> <p><del>390</del> Policy 7.5 promotes small scale <u>self-build and custom build</u> housing development, <del>including self/custom build</del>. This complements policies 5 and 7.4 which also support self/custom build.</p> <p><del>391</del> To achieve this, the policy provides <del>limited additional</del> opportunities for the development of <u>self-build and custom build</u> homes:</p> <ul style="list-style-type: none"> <li>a. <u>On sites that are within or adjacent to settlements with development boundaries; a defined settlement boundary.</u></li> <li>b. or on sites within or adjacent to <del>a recognisable group of dwellings which do not have a development boundary</del> <u>other settlements without a defined settlement boundary.</u></li> </ul> <p><del>392</del> The policy <del>also</del> requires such developments to respect the <u>form and</u> character of the settlement and landscape.</p> <p>Amend Policy 7.5 subtitle:</p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>Policy 7.5 Small Scale Windfall Housing Development</del> <b><u>Policy 7.5 Self Build and Custom Build Windfall Housing Development Outside Defined Settlement Boundaries</u></b></p> <p>Delete Appendix 7</p>	
<b>Policy 7.6 New Settlements</b>				
MM18	120	Policy 7.6	<p>Delete Policy 7.6 and supporting text paragraphs 395 – 401:</p> <p><b><del>Policy 7.6 Preparing for New Settlements</del></b></p> <p><del>395. This local plan identifies enough sustainable sites and locations within and on the edge of existing settlements to meet current needs. Consequently, no new settlement is proposed for allocation in this Local Plan. However, with sustainable options for settlement extensions diminishing, the authorities are convinced that one or more new settlements will be required in the longer term, particularly if housing needs rise as signalled by government.</del></p> <p><del>396. Ensuring a new settlement and its supporting infrastructure is properly planned, designed and resourced takes time. Site promoters also need the confidence to invest in evidence and master planning. The authorities therefore conclude that it is vital to commit in this Local Plan cycle to delivering new settlements in the next plan cycle.</del></p> <p><del>397. While the intention is to allocate new settlement development through the next plan, delivery will commence prior to the end date of this local plan. Consequently, new settlement development will provide additional flexibility to ensure delivery of current housing targets.</del></p>	Delete policy following discussion at the hearing sessions as it is not justified

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>398. The location and design of any new settlement or settlements for Greater Norwich will need to ensure that they are excellent places to live, built to Garden City principles, and provide housing across all types of need. They will need to be well connected and deliverable, with sustainable access to a range of jobs and services. They will need to promote our local economic strengths, enhance the environment and promote healthy and active lifestyles.</del></p> <p><del>399. To achieve all of this, proposals for any new settlement will need to ensure that a significant proportion of any uplift in land value from current use is captured to fund the infrastructure to support the new community. It will be essential that the legal framework for this is agreed with councils at an early stage in the promotion of any new settlement.</del></p> <p><del>400. Three new settlement sites have been proposed through the GNLP (at Honingham Thorpe, Hethel and Silfield). These will be investigated along with other potential locations in the next plan, taking account of selected criteria. In order to shorten the lead in time for delivery and provide the level of certainty for investment that would allow one or more schemes to be incorporated in the new plan, comprehensive analysis of options will begin in 2021.</del></p> <p><del>401. The timetable for this work, which provides a broad indication of the authorities' intentions and may be varied to take account of changes to the planning system, is:</del></p> <ul style="list-style-type: none"> <li><del>• 2021 developing success criteria, site options assessment including technical consultation;</del></li> <li><del>• 2022 following adoption of the GNLP, public consultation on site options;</del></li> <li><del>• 2022-24 development of new Local Plan incorporating preferred site(s);</del></li> <li><del>• 2026 onwards — delivery.</del></li> </ul> <p><b><del>POLICY 7.6 – PREPARING FOR NEW SETTLEMENTS</del></b></p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reasons
			<p><del>Subject to the outcome of evidence, assessment and appraisal, one or more new settlements will be brought forward in the next Local Plan.</del></p> <p>Consequential changes:</p> <p>Delete supporting paragraph 165.</p> <p>Delete supporting text paragraph 187 and replace with three new paragraphs of text:</p> <p><del>187. A significant element of any further growth required in the next plan under the new planning system will be at a new settlement or settlements (see policy 7.6)</del></p> <p><u>187. National policy requires reviews of local plans to be completed no later than five years from their adoption, meaning that a rolling programme of plan making takes place. It currently seems likely that there will be a need to plan for further growth through the next local plan.</u></p> <p><u>187a. This plan identifies enough sustainable sites within and on the edge of settlements to meet currently assessed need for the plan period. A review of the local plan will need to assess options for longer term growth, including the potential for sustainable new settlement or settlements.</u></p> <p><u>187b A new settlement approach was considered in preparing this local plan but was rejected by the Partnership as being premature. The detailed exploratory work to consider options for a new settlement or settlements is intended to begin on adoption of this plan and will involve discussions with Government, agencies and partners along with public participation to inform the preparation of the next local plan.</u></p>	



Ref	Page	Policy/ Paragraph	Main Modification	Reasons
<b>Appendices</b>				
MM19	138	Appendix 3	Delete Appendix 3 – Monitoring Framework and renumber remaining appendices as appropriate.  See separate Monitoring Framework document for updated text.	To ensure plan is effective and justified
MM20	143	Appendix 6	Delete current Appendix 6 – Housing delivery trajectory  See separate document for updated appendix – Housing Delivery Trajectory and 5-year Land Supply (will become appendix 4)	To ensure plan is effective and justified