

Changes to GNL strategy v 1.3 to v 1.4

Please note that the paragraph numbers are different in v. 1.3 in appendix 1 of today's report and in the tabled version of the Reg. 19 strategy, v 1.4. This is set out in the table. A track changed version of v 1.4 also shows these changes.

Issue	Policy/Para in v1.3 (and v 1.4 if different)	Reason for change	Revised text (changes/new text in red) for v1.4
Foreword			
Foreword		Not previously drafted, includes input from copywriter.	<p>We know the world has changed but the fundamentals of what makes our area a great place to live, work and invest have not. That is why, more than ever, we need to make sure that our unique area is well-planned, that growth brings with it benefits for all and provides for a sustainable future.</p> <p>The collective task facing us all is how we build back better, stronger and greener than we were pre Covid-19. This Greater Norwich Local Plan can play a part in achieving that.</p> <p>The planned growth set out in these proposals needs to deliver high-quality homes, new jobs and supporting infrastructure – which increasingly includes broadband connectivity as well as roads, schools and health care. We need to find housing sites that are sustainable in the longer-term and provide homes for all, from young people looking for their first home through to meeting the needs of an ageing population.</p> <p>Protecting our environment and habitats and creating new green spaces are also key considerations as we develop a low carbon economy and respond to climate change.</p> <p>The government is consulting on changes to the planning system which are likely to take effect during the life of this current plan and our strategy as outlined here will serve as a bridge between the existing system and the proposed new one. This will ensure that whatever new planning system or challenges lie ahead we are well placed to deliver the homes, jobs and infrastructure Greater Norwich needs.</p> <p>Irrespective of the changes to come, however, our local economy has strong foundations. If we are to play our</p>

		<p>part in the wider national recovery, then economic growth needs to be encouraged in the right locations, providing opportunities for businesses to expand or relocate to our area, encouraging innovation and building on our strengths, particularly in the agri-tech and scientific sectors.</p> <p>This plan identifies where growth is needed from 2018 to 2038, with Government targets leading to around 49,500 new homes being required. The good news is we already have plans in place that identify locations for 74% of the new homes and over 5,000 of the homes were built between 2018 and 2020. We have also already planned for new jobs, green spaces and the additional infrastructure.</p> <p>What’s more, our plan will stimulate the creation of a strong, enterprising, productive, broad-based and post-carbon economy, together with the growth of a wide range of economic sectors from life sciences to advanced manufacturing, from agri-tech to digital creative industries - each supported by an increasingly skilled workforce.</p> <p>In developing this plan the district councils, county council and the Broads Authority have been working together to make best use of the current infrastructure and identify the new infrastructure we will need.</p> <p>Collectively we stand ready to deliver on these far-reaching ambitions for all of us who live and work in Greater Norwich.</p> <p>We believe the Greater Norwich Local Plan contains a blueprint which will help our area realise its potential. It will deliver the homes, jobs, infrastructure, environmental benefits and low carbon growth which we need. We look forward to submitting it to the Planning Inspector.</p> <p>Councillor Shaun Vincent, Chair of the Greater Norwich Development Partnership</p>
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Section 1 Introduction			
Covid-19, economy and Brexit Covid-19 and the economy	Additional text at the start of para. 8	In response to member request to have a greater focus on these issues	In 2020 Covid-19 is having a major economic impact and there may be further short-term impacts from Brexit. However, Greater Norwich is well-placed to bounce back and play its part in national economic recovery over the short, medium and longer term. In putting this plan together, we must take a long-term view of our development needs to allow the housing, jobs, services and infrastructure we need to be provided at the right time and in the right places. Such a long-term plan-led approach is both good planning and required by Government.
	Additional text in para. 13		We live in a world of rapid technological, economic, population and climate change. This provides both challenges and opportunities, with Greater Norwich in a strong position to make a major contribution to the UK's transition to a post-carbon economy and a world needing to recover from the Covid pandemic. Our world leading role at the forefront of food and health research at Norwich Research Park, fast growing digital creative industries in the city centre and high value engineering at Hethel are just some of the examples of how we are well placed to play a leading role in clean growth.
Transport	Delete "urban" from Para. 14	In response to member request to clarify transport changes will affect rural and urban areas	Now reads: The proposed 2025 ban of heating new homes with fossil fuels, the proposed 2030 ban on petrol and diesel engines and the nation's 2050 commitment to achieving zero greenhouse gas emissions will be major factors affecting development through the plan period, particularly in relation to energy policy and transportation. It is therefore essential that we plan flexibly for this changing world.
Broadland and South Norfolk's Vision document	Change reference in para. 21	In response to member request to provide an update	Change to: At the local level the district councils' visions, objectives, priorities and ambitions have influenced this strategy, mainly through the GNLP Vision and Objectives. These documents are the Norwich City Vision 2040 and Broadland and South Norfolk's Our Plan 2020 to 2024.
GNLP policies and planning applications	Additional clause in para. 32	In response to member request to clarify.	The GNLP should be read as a whole for development proposals, so all relevant policies will be considered for planning applications.

Strategic Policies in the GNLP	Additional clause in para. 33		The GNLP Strategy and Sites documents identify and allocate strategic mixed use/housing locations and sites, as well as locations and sites for employment, and provide for environmental protection and enhancement.
Section 2 Greater Norwich Profile			
Housing need calculation	Additional clause in para. 39	To provide clarity and additional information.	Our housing need calculation is derived from the standard methodology and its requirement to base it on 2014 based projections, and our targets reflect this , but we recognise the 2018-based projections are different and we have a plan with the flexibility to provide for this additional growth.
Health care facilities	Revisions to para. 45		The Greater Norwich authorities work with providers to help ensure required additional health care facilities are planned for. Service provision will need to be planned to take account of demographic changes, including the ageing population, and the integration of health services. The design of development should support technological changes as such changes are leading to different ways of providing health care such as on-line consultations.
Active retirement	Revisions to para. 46		Development will also need to be designed to include high quality green infrastructure and community facilities to encourage healthy and active lifestyles, including healthy ageing and active retirement.
Historic Housing delivery data	Delete para. 51 as now superseded	To delete outdated information.	Paragraph on housing delivery between 2008-14 deleted.
Care Home delivery	Add sentence to para. 53	To explain that both student accommodation and care home delivery are now included in housing figures at a discounted rate	Care Home bed spaces can also now be counted against housing need at a suitable discounted rate.
Housing delivery from office to residential conversions	Add sentence to para. 54	In response to member request to clarify.	However, with the uncertainty around the impact of both Covid-19 and Brexit on the wider economy and on the demand for office space, and with a diminishing stock of buildings suitable for conversion, it is unclear whether the rate of supply will increase or decrease over

			time. Given the uncertainty, it is reasonable to assume that supply will continue at the same rate.
Affordable Housing	Delete sentence from para. 57 (V1.4 para 56)	In response to member request to clarify.	Unevidenced sentence on long-term affordable housing issues deleted as 2018 evidence in the text provides more up to date data.
Mix of Housing need (including affordable housing)	Additional sentence in paragraphs 58 and 59 (V1.4 paras. 57 and 58)	In response to member request to provide clarification on providing for affordable housing need.	58. Local evidence ¹ identifies that 28% of the housing required from 2015 to 2038 should be affordable housing. It also shows that the mix of housing tenures required differs by the type of home as illustrated in the graph below. The highest requirement is for three bed homes. The most up to date breakdown of affordable housing need across the three districts will be determined by the individual local authorities when planning applications are being considered.
			59. This plan seeks to address this by developing the required number, tenures and types of homes to meet this demand. The mix of requirements will change through the plan period as different needs are met by development.
City Centre	Additional clause in para. 64	In response to member request	The vibrant, attractive city centre of Norwich is a nationally significant retail centre and a catalyst for economic growth across Greater Norwich, encouraging investment into the area.
Eastport	Para. 77	In response to member request for clarifications.	Delete clause on Eastport (Gt. Yarmouth) providing access to continental Europe, whilst retaining reference access for offshore industries.
A47 improvements	Para. 78		Full dualling of the A47 route is promoted through the A47 Alliance, which brings together the business community, local authorities, MPs and stakeholders along the whole of the trunk road route between Peterborough and Lowestoft. The Government's Roads Investment Strategy is committed to A47 improvements within the Greater Norwich area with Blofield to North Burlingham dualling, Thickthorn A11/A47 junction improvements, and Easton to East Tuddenham dualling. These will all progress through the NSIP process and are all scheduled to start construction in 2022/23.

¹ ORS Central Norfolk Strategic Housing Market Assessment ([SHMA](#)) 2017

Western Link	Additional text in para. 83 (V 1.4 para 82)	In response to member request for more detail on the Western Link.	A preferred route for a dual carriageway “Western Link” between the A1270 and the A47 was confirmed in July 2019. The Department for Transport (DfT) approved the Strategic Outline Business Case in May 2020 giving the project conditional entry into its ‘Large Local Majors’ funding programme and awarding more than £1 million of development funding for the project in the 2020/21 financial year.
Transport funding	Para 88	To provide updated information on recently secured funding.	Norwich has also been successful in securing a place in the Government ‘s Transforming Cities programme which has the potential to bring significant investment to the transport networks in the city and surrounding areas. £6.1 million was secured from the fund in early 2019 and a further £32 million has been secured since (see paragraph 236).
Air Quality	Revised and additional sentences in paragraph 93	To include more up to date information on air quality and to reference monitoring in Long Stratton.	Figures from 2019 show nitrogen dioxide and particulate matter pollution levels are on a downward trend. Monitoring is also in place in Long Stratton, supporting the need to bypass the settlement.
Climate Change Research	Revised paragraph 95	To provide greater clarity on the research done	Amend text to: Research by the world leading UEA quoting Met Office projections ² provides estimates of how our climate is likely to change in the East of England up to 2040 in comparison with the 1981 to 2000 baseline. It projects higher temperatures, less rain in summer and wetter winters, indicating: <ul style="list-style-type: none"> • An increase in mean summer temperature of 1.2°C to 1.6°C; • An increase in mean winter temperature of 1.0°C to 1.3°C; • A decrease in mean summer precipitation of 1% to 13%; • An increase in mean winter precipitation of 5% to 8%. Insert correct link in footnote
Renewable Energy	Revision to para 102	To add a clause for clarity	Our plan should support further development of decentralised, renewable and low carbon sources of energy in appropriate locations.

² Source: [Scoping Report for the New Anglia LEP Climate Change and Adaptation and Carbon Reduction Action Plan \(July 2019\)](#)

Landscape	Revision to para. 116	To provide additional locally specific information	116. These nationally identified landscape character areas inform local landscape character studies. Locally significant landscapes include strategic gaps between settlements, river valleys (including the Wensum, Waveney, Bure, Tiffey, Tas, Chet), undeveloped approaches to Norwich and the setting of the Broads.
Soils	Revision to para. 118	To add a sentence for clarity.	Protecting high quality soils is an important consideration both for supporting agriculture and shaping our rural landscape character. This will need to be balanced with development needs through the plan.
Section 3 Vision and Objectives			
Use of tenses	121 to 147 (whole vision) (v1.4 122 to 149)	To provide clarity.	Amended to make more use of the future simple tense.
Global challenges and opportunities	126 (v1.4 127)	To better express the role of the plan in assisting economic recovery and the potential for clean economic growth in Greater Norwich	Amend to: Our plan will stimulate economic recovery leading to the creation of a strong, enterprising, productive and broad-based economy, and the growth of a wide range of economic sectors, supported by an increasingly skilled workforce. We will see a focus on our local strengths in knowledge intensive sectors. This will include significant growth in digital creative industries in the city centre and in health, life sciences, agri- and bio- technology at the Norwich Research Park and the Food Enterprise Park at Honingham, along with advanced manufacturing and engineering at Hethel. This clean growth will place Greater Norwich at the forefront of tackling the global challenges and opportunities of energy, environment, life sciences, genetics and climate change. Together these will strengthen our leading role nationally and internationally in these sectors which will be critical to moving towards the post-carbon economy.

Communities	130 (v1.4 131)	To place a focus on new and existing communities being integrated.	The growth of mixed, inclusive, resilient and sustainable communities will mean that our new communities will be well integrated with our existing communities and will be safe and attractive places to live.
Vision for homes	131 (v1.4 132)	To address better changing needs	High quality new homes will be built to meet the growing and changing needs of Greater Norwich. There will be a variety of type, tenure and sizes of homes in the mixed and inclusive communities, catering for the needs of all as they change over time and providing both market and affordable homes to meet different needs in our urban and rural areas.
Design	145 (v1.4 146)	To provide a better focus on design quality	This GNLP will protect and enhance the distinctive local characteristics of our city, towns and villages and their separate identities. This will be achieved by shaping high quality, well designed and beautiful new development, with homes large enough to provide for a good quality of life.
Policy 1 The Strategy			
Cambridge Norwich Tech Corridor	Revisions to para. 170 (v1.4 171)	To place more focus on business opportunities.	Change 1st sentence to The key strategic sites contribute to the Cambridge Norwich Tech Corridor, supporting a globally significant axis between Cambridge University, UEA/NRP and their associated businesses.
Housing numbers	Revisions to paras. 174 to 181 (including table 6) (v1.4 175 to 182)	To add clarity on how the housing numbers for the plan, including update on windfall numbers To correct commitment figures to include 64 additional homes. The overall housing numbers are unchanged.	See below table for revised version and track changed v 1.4 for changes). Table 6 has been amended to add 64 homes to the current commitment and reduce the windfall allowance by the same figure, with consequent amendments to figures elsewhere in the strategy. Housing figures will subject to further reconciliation before the 16th December meeting. Any changes are likely to be very limited.
Reference to new settlements policy	Revision to para. 183 (v1.4 186)	To more clearly flag up the new settlements policy	Delete footnote and add the reference to the new settlements policy in the text (see policy 7.6).

Greater Norwich Infrastructure Plan	Additional paragraph after para. 185 (v1.4 189)	To place more emphasis on the role of the Greater Norwich Infrastructure Plan.	The authorities will continue to work together through the Greater Norwich Growth Board to ensure necessary infrastructure to support growth is delivered. The programme for delivery of key infrastructure will be set out in the Greater Norwich Infrastructure Plan.
Amendments to housing growth locations map	Changes to Map 7 before policy 1.	To provide updated housing figures.	The revised map is below this table.

Policy 2 Sustainable Communities

Local character and design	Policy 2 – bullet points 5 and 6	To provide greater clarity	<p>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;</p> <p>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 streetscape and providing a high standard of amenity through planting and the careful choice of materials;</p>
Energy efficiency	Policy 2	To better reflect evidence. Note that this policy requirement is very likely to be replaced by national changes to the Building Regs to require higher energy efficiency standards.	Amend policy to require 19% reduction against Part L of the 2013 Building Regulations (not 20%).
South Norfolk Guidance on wind turbines	Section 10 on Energy of table following para. 194 (v 1.4 para. 198)	To provide reference and link to existing guidance	Footnote added: Neighbourhood Plans proposing wind turbine development in South Norfolk should take account of its Wind Turbine Landscape Sensitivity Study

Policy 3 Environmental Protection and Enhancement			
Heritage Assets	Revised Para. 199 (v1.4 203)	To provide clarity on requirements and in response to copywriter comments.	As such, it is important to recognise that the historic character of the area is made up of a multitude of heritage assets. Individually, some may be more important than others, but even the lesser ones are important in contributing to overall character and quality. All the different elements of the historic environment need to be taken into consideration and conserved and enhanced where possible as part of the development of the area. Guidance for this can be obtained through a wide range of existing resources, such as landscape character assessments, conservation area appraisals, listed building and scheduled ancient monuments information and archaeological records; but it is usually necessary to undertake a heritage impact assessment in accordance with guidelines produced by Historic England and local validation requirements to understand the impact of a proposal on the significance of a heritage asset. This would include the impact of development on the setting of a heritage asset, which can contribute to its significance, and can be undermined by proposals that have substantial mass or height that contrasts with neighbouring historic buildings and the wider area.
Biodiversity net gain	Revised final sentence in Para. 206 and revised wording for para. 207 (v1.4 211 and 212)	In response to copywriter comments.	206 Tools such as the Defra biodiversity metric should be used to demonstrate the expected biodiversity net gain that will be achieved through development. A holistic approach to biodiversity gain should provide a range of biodiversity improvements. 207 Securing measurable gains for biodiversity is a national policy requirement and this is reflected in this policy. Any such gain needs to be significant in order to be credible which is why the policy requires a gain of at least 10% greater than the existing situation.
Greater Norwich Green Infrastructure Study	Supporting text for policy 4 (v1.4 208 and 222)	Update to reference study.	Insert new paragraphs (paragraph v 1.4 208) The Greater Norwich Green Infrastructure Study provides information on designated Historic Environment assets in relation to green infrastructure provision (see paragraph 222 below).

			(paragraph v 1.4 222) The Greater Norwich Green Infrastructure Study outlines the existing green infrastructure, biodiversity and designated Historic Environment assets for housing allocations within the area. It gives general comments about opportunities for potential enhancements of green infrastructure related to the allocations. Whilst this not intended replace detailed site survey and design work, it is intended to assist the Development Management process.
Payment for mitigation measures on protected habitat sites.	Para. 214 (v1.4 219)	To clarify that the financial requirement applies to new homes only	Amend text to: Secondly, a contribution of around £205 (plus allowance for inflation) from each new home is to be made towards direct mitigation measures on the protected sites.
Policy 4 Infrastructure			
Requirement for development to provide or support infrastructure, services and facilities	Modify second sentence of Para. 223 (v1.4 228)	To provide further detail and clarity	Para to read: To promote good local access to facilities, the policy also sets a requirement for development to provide or support local infrastructure, services and facilities. This can be directly through providing infrastructure or land, or indirectly through financial contributions which can include providing good access to existing services and facilities.
Rail	Paras. 229 and 230 (v1.4 235 and 236)	To update information	Revise to Significant improvements to rail services have been delivered with more services, new trains and faster journeys across the network. This includes 90-minute journey times on some trains between Norwich and London and regular Norwich to Stansted Airport services via Cambridge. Long-term development of a direct rail link to Milton Keynes, Oxford and the West remains a priority. Two new railway stations are planned for the area. The Growth Triangle Area Action Plan identifies new station sites on the Norwich to Sheringham line at Rackheath and Dussindale to serve these major employment and housing growth areas. Dussindale station has outline planning consent.

Water Resources	Para. 245 (v1.4 251)	Updated information	Add sentence Water Resources East has recently been formed to co-ordinate between water companies and others involved with water resources.
STP	Para. 256 (v1.4 261)	Correction	Correct to Sustainability and Transformation Partnership (STP).
Policy 5 Homes			
Coverage of specialist housing needs and those for the elderly.	Para. 269 (v1.4 275)	To broaden coverage of supported accommodation, specialist housing needs and active retirement.	To help to provide for this need, the plan contains a specific allocation for a specialised development for active ageing at Colney Hall and site allocations with an element of specialist housing in the policy (Taverham, Aylsham, Harleston and Barrack Street, Norwich). In addition, policy 5 supports delivery of older peoples' and supported accommodation on housing sites with good access to local services including on sites allocated for residential use. The aim of this is to integrate older people and others with supported housing needs with the wider community, assisting active retirement and community cohesion. Development Management officers will ensure that the need for specialist housing for the elderly and other needs is considered on all housing schemes and advise applicants on the most up-to-date evidence of need.
Adaptable homes standard	Revisions to Para. 270 (v1.4 276)	In response to copywriter comments.	The policy includes a local requirement to adhere to the national optional Building Regulation standard for adaptable homes. To achieve this 20% of homes on major developments must be designed to be adaptable to meet changing needs over time, enabling people to stay in their homes for longer.
Gypsies and Travellers	Para. 271 (v1.4 277)	To provide update	Amend to: The policy provides for the needs of. Evidence shows planned expansion of the Swanton Road site in Norwich meets Greater Norwich's need for 15 additional pitches to 2022. A further 51 pitches will be required between 2022 and 2038. The criteria-based policy allows for additional delivery to meet need throughout the plan period and allows for the expansion of well-located existing sites. Since no sites have been submitted for consideration through the local plan, the intention is to bring additional sites forward through the Development Management process as well as having this criteria-based policy to allow further sites to come forward.

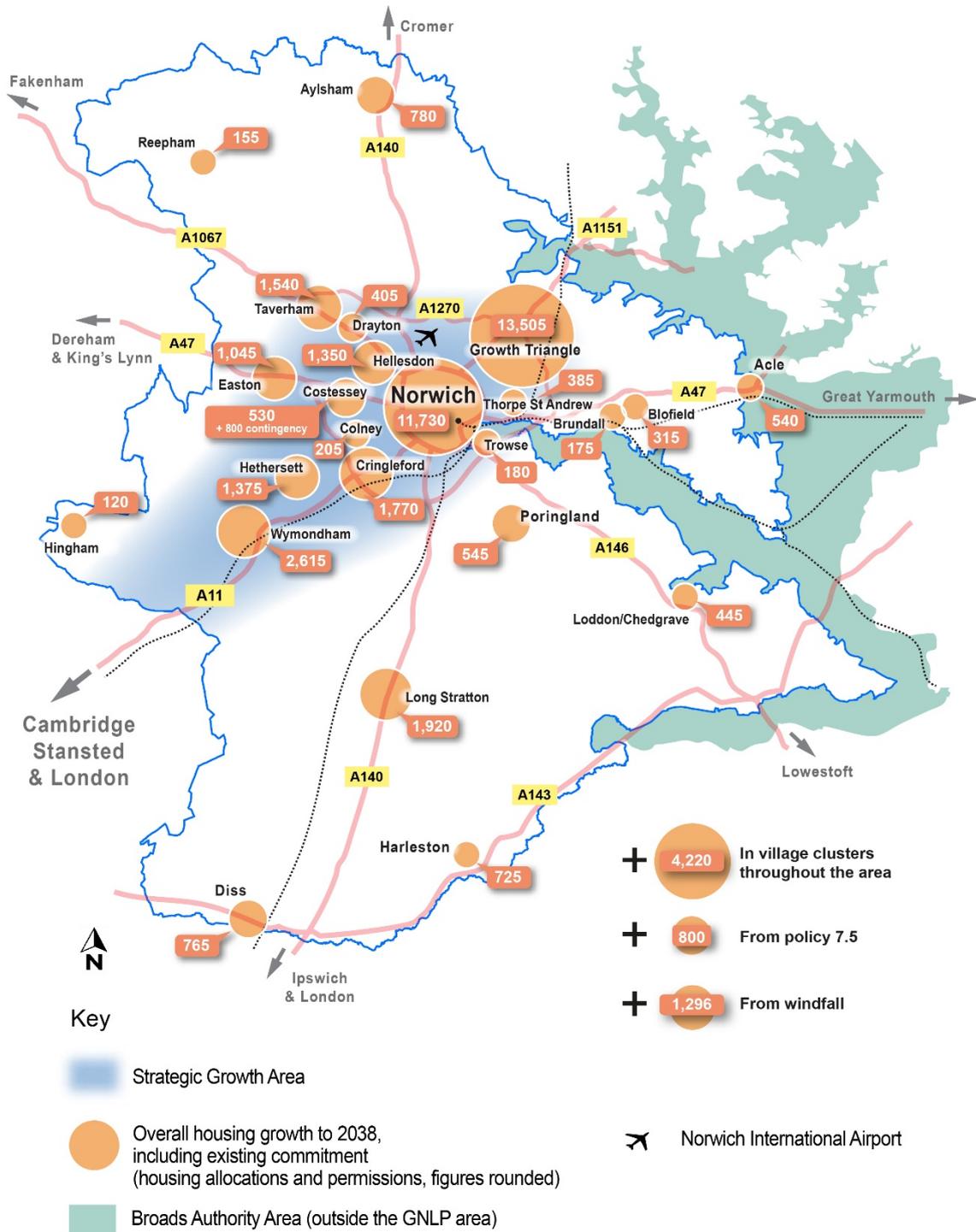
Custom Build	Para. 276 (v1.4 281)	Amended for clarity	Amend to: Overall, this comprehensive approach will both increase the supply of housing in urban and rural areas and provide opportunities for small and medium enterprises to build houses, as well as for self and custom-build .
Affordable Housing on specialist older people's housing	Addition clause in policy 5	Amended for clarity.	specialist older people's housing will provide 33% affordable housing or 28% in the city centre .
Policy 6 – the Economy			
Updates to take account of recent evidence to be discussed today and finalised on December 16th			
Norwich Airport allocation	Changes to para 285 and policy 6. (v1.4 291)	Amended for clarity.	285 46.5ha of land at Norwich Airport is newly allocated for aviation related uses . Policy 6 focussed on aviation related activities
Policy 7 Growth areas			
City Centre vitality	Paras. 297 and 299 (v1.4 303 and 305)	To provide text on Covid and the economy. Consider further revision in light of update to economic and retail study	Amend to: 297. To date, Norwich city centre has proved remarkably resilient in adapting to the unprecedented challenges arising from wider societal changes in employment patterns, shopping habits and leisure activities. 299. As changes will inevitably continue, policy 7.1 takes a flexible long-term approach to continuing to promote a vibrant city centre in the context of the decline of high street shopping and the growth of online retailing which is further impacted by Covid-19 and its economic consequences . This flexible approach allows for: <ul style="list-style-type: none"> • the expansion and diversification of city centre uses, with retail combining with other uses to foster an attractive and distinctive living and working environment; • conserving and enhancing the historic and natural environment • encouraging housing on all suitable city centre sites as part of mixed-use development;

			<ul style="list-style-type: none"> actively promoting and integrating new retail and other town centre uses in the city centre and resisting out of centre developments; attracting and retaining employment in the city centre and resisting loss of office floorspace; managing shopping frontages to effectively adapt to change and protect their vibrancy, diversity and attractiveness; mitigating the impact of traffic and improving accessibility and connectivity for pedestrians, cyclists and public transport.
Towns Fund	Additional sentence in para. 300 (v1.4 306)	To update on securing Towns Fund money.	The city centre has the potential to consolidate existing economic sectors as set out in policy 6 and detailed in this policy, such as finance, insurance and retailing, and support significant further growth in key economic sectors, including, ICT/digital culture industries, leisure and tourism. Evidence shows that the character of the city core and property typology are well suited to tech firms and knowledge intensive businesses that function well within city locations that support face to face working. £25 million secured in late 2020 from the government's Towns Fund will assist in the development of a digital hub, as part of wider investment in the city on transport, infrastructure and skills.
Anglia Square	Para. 307 (v1.4 313)	Amended text for clarification.	The decision gives considerable comfort that medium to high density residential led mixed-use development in this location is appropriate and should be part of this plan.
City Centre public space	Additional bullet point in policy 7.1	To update in the light of the production of the public realm infrastructure plan	To protect and enhance the distinctive natural and built environment and heritage assets of the city centre: <ul style="list-style-type: none"> 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;
Amendments to Norwich city centre and Strategic Growth Areas map.	Corrections to Map 9 in paragraph 321 (v1.4 327)	to include the Trowse element of the Deal Ground committed site.	The revised map is below this table.
East Norwich	Revisions to policy 7.1	In response to Norwich CC comments	A number of revisions to the East Norwich element of the policy have been made (see extract below table for revised version and track changed v 1.4 for changes).

		to provide greater clarity.	
Long Stratton bypass	Para. 352 (v1.4 357)	To provide a cross reference to text on bypass delivery elsewhere in the plan	Owing to the scale of the existing commitment in Long Stratton, which will both provide a bypass (see paragraph 230)
Wymondham station access	After para. 354 (v1.4 361)	To update text	New sentence: Transforming Cities funding has been awarded to improve access to Wymondham railway station.
Inclusion of Horsham St Faith employment area	Policy 7.4	Correction to include the successful Horsham St Faith employment area including a 1.9-hectare extension consulted on at the Reg. 18D stage.	Employment land table in policy 7.4 revised accordingly
Small scale windfall housing	Policy 7.5	Clarification of policy coverage	Amend first sentence of policy to Small scale residential development will be permitted adjacent to a development boundary or on sites within a recognisable group of dwellings
Definition of Inclusive Growth	Amend definition in the Glossary	In response to member request	Inclusive Growth Economic growth that is distributed fairly across society and creates opportunities for all.

Revised map 7:

Housing Growth Locations



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 Broadland District Council - 100022319
 Norwich City Council - 100019747
 South Norfolk District Council - 100019483

Revised map 9



Paras. 174 to 181 (including table 6) (v.1.4 175 to 102) now read: (see track changed v 1.4 for changes)

174. The existing commitment³ of housing land at April 2020 is large and shapes the GNLP strategy. The existing allocations, including Site Allocation plans, Area Action Plans and Neighbourhood Plans, derive from the Joint Core Strategy (JCS). These allocations have been demonstrated to be sustainable and, except for later phases of some larger sites where delivery is unlikely before 2038, they are included in this strategy. This deliverable commitment, including uplift on existing allocations and homes delivered since the start of the plan period in April 2018, provides 74% of the total housing growth identified in this plan to 2038.

175. The Government produced a standard methodology for identifying local housing need in 2019⁴ which requires forecasts to be based on the 2014 household projections unless there are exceptional local circumstances. Consequently, this plan follows the required approach and local housing need derived from the 2014-based household projections is set out in row A of Table 6 below. This local household need is the target against which land supply will be measured.

176. To ensure the identified need can be met, it is normal practice to identify additional potential supply to buffer against under-delivery, typically around 10%. This plan includes a significantly larger buffer to provide the potential to accommodate higher growth rates as signalled both by the Government’s “Planning for the Future” consultation and by the 2018-based projections for Greater Norwich which are somewhat higher than the 2014-based projections. The potential growth indicated by the 2018-based projections would equate to the identification of around 5,000 additional homes. Table 6 below sets out how the resulting total housing figure from 2018 to 2038 for the GNLP has been established using the standard methodology and including a significant buffer to ensure delivery:

Table 6 Establishing the Plan’s total housing potential figure

	Number of Homes		Explanation
A	Local housing need (2018 to 2038)	40,541	The minimum local housing need figure has been identified using the Government’s standard methodology using 2014-based projections.

³ Housing Commitment is sites which are allocated or have permission for housing development

⁴ Detail available [here. The GNLP is being produced under transitional arrangements using the 2014 household forecasts as the basis for establishing housing need.](#) Recognising that the 2018-based projections indicate that growth may be higher, [there is a significant delivery buffer, a contingency site and the plan makes use of only a proportion of its projected windfall delivery as a windfall allowance.](#)

B	Delivery 2018/2019 and 2019/20	5,240	The number of homes built in 2018/2019 and 2019/20 (including student accommodation and housing for the elderly).
C	Existing commitment (at April 2020) to be delivered to 2038 (including uplift on allocated sites)	31,452	The existing commitment is the undelivered sites which are already allocated and/or permitted, with parts of or whole sites unlikely to be delivered by 2038 excluded. Uplifts on existing allocations are included here.
D	New allocations	10,704	These are the homes to be provided on new sites allocated through the GNLP (9,107), the South Norfolk Village Clusters Housing Sites Allocation Plan (1,200) and the Diss and area Neighbourhood Plan (200).
E	Homes delivered through policy 7.5	800	Policy 7.5 provides for delivery of 3 to 5 homes on small scale sites adjacent to settlement boundaries or on small sites within recognisable group of dwellings ⁵ .
F	Windfall allowance	1,296	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 limited proportion as part of total potential delivery.
G = B + C + D + E + F	Total housing potential	49,492	The total housing potential for the plan consists of delivery (B), commitments (C), new allocations (D), homes delivered through policy 7.5 (E) and the windfall allowance (F). This provides a buffer to cater for the potential for higher growth rates. It also mitigates any risk of non-delivery of sites to ensure delivery of local housing need.

177. In line with the above figures, policy 1 provides for around 49,500 new homes. This is the total provision in the plan and is **not** the need or target against which land supply will be measured. The 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 each year.

⁵ See policy 7.5 and appendix 7 for further information.

178. In addition to the allocations in this plan, a minimum of 1,200 of these homes will be allocated in the South Norfolk Village Clusters Housing Site Allocations document and 200 will be provided through allocations in the Diss and area Neighbourhood Plan. These 1,400 homes are included in the allocations in Row D.
179. To provide additional flexibility to ensure housing need can be met, a contingency site at Costessey for around 800 homes is included in this plan should this prove to be required due to low delivery of allocated housing sites.
180. Policy 7.5 also allows for limited further development on small sites of 3 homes in smaller parishes and 5 dwellings in larger parish during the plan period.
181. Windfall developments provide additional potential for housing delivery. Policy 1 supports appropriate windfall development, including sites in and adjacent to villages and small brownfield sites.

Revised policy 7.1 on East Norwich (see track changed v 1.4 for changes)

East Norwich

Development of sites allocated in the East Norwich strategic regeneration area identified on the Key Diagram and defined on map 9 including Carrow Works, the Deal Ground and the Utilities Site will create a highly sustainable mixed-use gateway quarter accommodating substantial housing growth and optimising economic benefits. Development across the sites will provide in the region of 4,000 additional homes in the plan period and significant new employment opportunities for around 6,000 jobs. 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:

- **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;**
- **Land east of Norwich City F.C.;**
- **Land owned by Network Rail on Lower Clarence Road and Koblenz Avenue**
- **Intensification of uses at Riverside and**
- **Regeneration in the Rouen Road area.**

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:

- 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; .
- 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;
- 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;
- planning development effectively to manage and mitigate the impact of vehicular traffic from the site/s on the local highway network including the Martineau Lane roundabout, Bracondale and King Street;
- 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;
- providing for sustainable energy generation, including a local energy network serving the area as a whole;
- protecting and enhancing the sites' and wider city's rich heritage assets and their settings;