

Schedule of Changes to GNL strategy v 1.4 to v 1.5

This schedule sets out proposed changes to the GNL Strategy resulting from discussions at the Greater Norwich Development Partnership on December 7th. V. 1.5 of the GNL strategy is also available on the GNDP web site.

Issue	Policy/Para in v1.5	Reason for change	Revised text (revised text in red) for v1.5
Section 1 Introduction			
South Norfolk Villages Plan	Paras. 30 to 32	To better explain the reasons for the production of the South Norfolk villages plan and to update on its progress	<p>30. The Draft GNL promotes housing choice and supports economic activity within the rural parishes that surround market towns and key service centres. It also aims to provide a greater degree of opportunity for smaller builders to develop with their local supply chains and bespoke designs. Such development helps address rural housing need and demand and supports and sustains local services and facilities in the rural area, such as village schools, community venues, shops, pubs and bus services. Recently, the effects of the Covid-19 pandemic have strengthened the shift to ‘working from home’ and reduced the need to travel frequently to central locations to work. The wider availability of faster and more reliable broadband has resulted in a change in the desirability of more rural properties in village locations.</p> <p>31. South Norfolk has twice as many parishes as neighbouring Broadland, more market town catchments (including around Beccles and Bungay in Suffolk), significantly less urban fringe, and a substantially larger rural territory. Rural South Norfolk includes two key strategic employment areas, at Hethel and Wymondham, and has a number of villages associated with the Cambridge Norwich Tech Corridor.</p> <p>32. Consequently, South Norfolk Council is preparing a separate and complementary village clusters plan covering sites for small-scale housing in the rural parishes of South Norfolk that collectively form primary school clusters. The Broadland village clusters form part of this Greater Norwich Local Plan. The aim is to progress the South Norfolk Village Clusters Housing Allocations Local Plan as quickly as possible, with an aspiration for every village cluster to have new housing sites allocated with a focus on smaller sites, and be in accordance with</p>

			the overarching GNLP strategy which identifies sites for a minimum of 1,200 additional homes (on top of the existing commitment of 1,392 homes). Therefore, it is not one of the objectives of the GNLP to identify the village clusters in South Norfolk and consequential housing allocation sites in these areas.
--	--	--	---

Section 2 Greater Norwich Profile

Cambridge Norwich Tech Corridor	Map 1, after para. 71	To provide an updated map from the Cambridge Norwich Tech Corridor team	See revised map below this table.
---------------------------------	-----------------------	---	-----------------------------------

Policy 1 The Strategy

Housing numbers and buffer	Revisions to table 6 (after para. 178)	To amend commitment figures to include allocations for 250 homes being in the Diss and district Neighbourhood Plan and to add reference to the 22% housing buffer in the plan for clarity	<p>Row D - These are the homes to be provided on new sites allocated through the GNLP (9,254), the South Norfolk Village Clusters Housing Sites Allocation Plan (1,200) and the Diss and area Neighbourhood Plan (250).</p> <p><i>(Consequential amendments have also been made in paras. 180 and 353 on the housing figures for Diss and in the Sites document to allocate the Frontier Site adjacent to the railway station for 150 homes through the GNLP).</i></p> <p>Row G - This provides a buffer of 22% to cater for the potential for higher growth rates.</p>
----------------------------	--	---	---

Policy 2 Sustainable Communities

Hydrogen	Table 8 Key Issues addressed by policy 2 (New technologies section) – after para. 199	To include a reference to the potential for hydrogen powered vehicles	The policy also provides the basis for more detailed supplementary planning documents for measures to support new technologies in times of rapid change, including the use of electric and possibly hydrogen vehicles.
----------	---	---	--

Policy 3 Environmental Protection and Enhancement

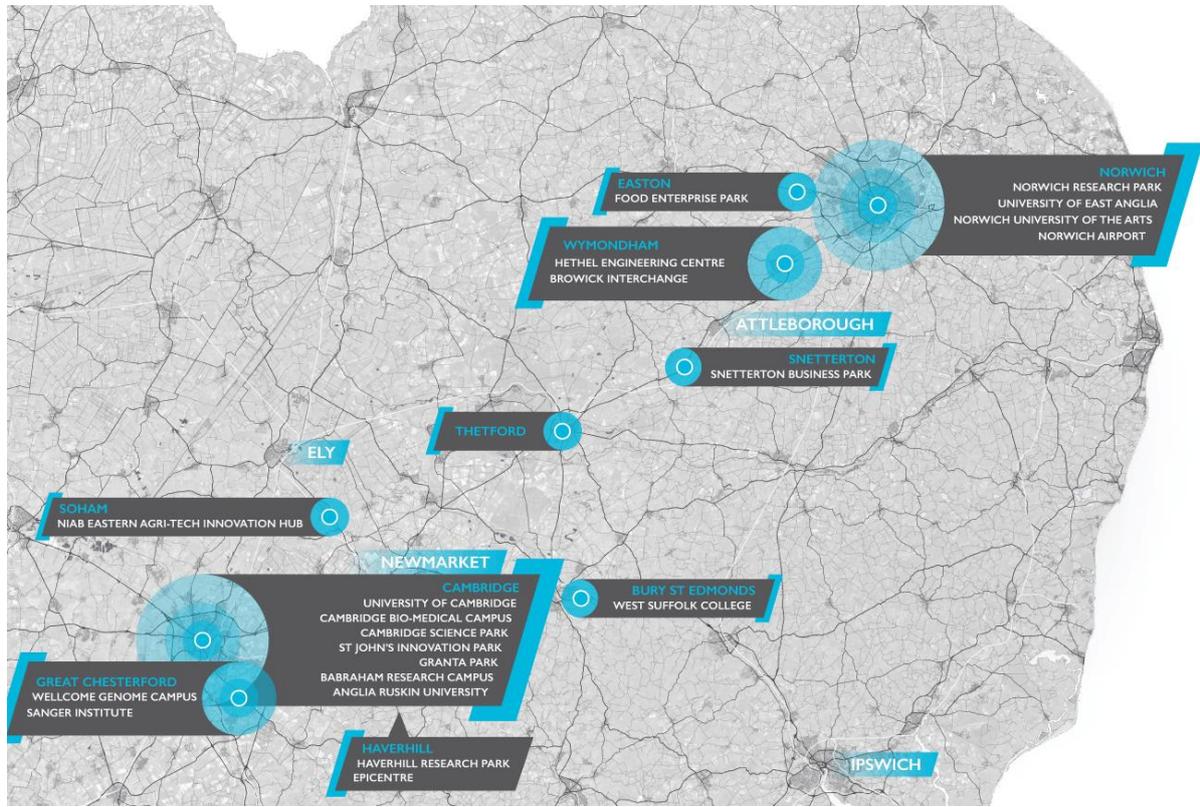
Green Infrastructure Corridors (GI)	Insert a map of the GI corridors for the Norwich urban area (Map 8B)	To complement the existing Greater Norwich wide GI map by providing clarity on the extent of	See the new map below this table. Map 8A is the existing map showing Green infrastructure covering the whole Greater Norwich area and Map 8B focuses on the Norwich Urban Area in more detail. Amended references have been made to the GI maps accordingly.
-------------------------------------	--	--	--

		the GI corridors within the Norwich urban area. The scale of the current mapping makes this difficult to see.	
Policy 4 Infrastructure			
Hydrogen	Para. 243	To include a further reference to the potential for hydrogen powered vehicles	243. Policy 4 recognises that Greater Norwich is a mixed urban and rural area in which travel and access issues vary, with the use of the private car being particularly important to the rural economy. It is anticipated that the shift to electric and possibly hydrogen vehicles will assist in reducing emissions in rural areas.
Policy 5 Homes			
Affordable Housing on brownfield sites	Additional text in para. 270	Amended to reflect updated viability evidence and to advice in national planning practice guidance	270. The most recent viability study findings which conclude that centrally located brownfield sites which have higher development costs which affect viability are generally able to provide 28% affordable housing. As national planning guidance makes it clear that where applicants can demonstrate particular circumstances that justify the need for a viability assessment at the planning application stage , the policy provides some flexibility on this point for brownfield sites where exceptional costs are more likely. In addition, the introduction by the government of Vacant Building Credit enables existing vacant floorspace on a site to be discounted in order to lower the affordable housing requirement, with aim of incentivising development on brownfield sites;
	Additional clause in policy 5		Major residential development proposals and purpose-built student accommodation will provide: <ul style="list-style-type: none"> at least 33% affordable housing on-site across the plan area, except in Norwich City Centre where the requirement is at least 28%, unless the site is allocated in a Neighbourhood Plan for a different percentage of affordable housing, or for brownfield sites where the applicant can demonstrate that particular circumstances justify the need for a viability assessment at decision-making stage;

Policy 6 – the Economy			
Updates to take account of recent evidence will be sent out prior to the GNDP meeting and discussed on December 16th			
Policy 7 Growth areas			
East Norwich masterplan	Para. 328	To update on progress on the East Norwich masterplan	328. To ensure growth is co-ordinated, overcomes local constraints and is well-designed in a sensitive location in and adjacent to the Broads Authority area, the policy requires regeneration to be guided by an area-wide masterplan supplementary planning document. The masterplan will be produced by consultants, with support from the site landowners and other partners in the East Norwich Partnership (a new public sector led partnership led by the city council) including Homes England and Network Rail. Funding is available, including external funding from the Towns Fund, to progress the masterplan and other measures so that the masterplan’s findings can inform this strategy and other possible blockages to progress can be addressed.
Strategic Gaps	Paras. 364 and 370	To provide more detail on the strategic gap between Wymondham and Hethersett	364. The strategic gaps identified through this plan and other policies in the development plan aim to prevent coalescence of Wymondham and Hethersett. The gap between the two settlements is focussed on Kett’s Oak. 370. Strategic gaps identified through this plan and detailed in development management policies between Wymondham and Hethersett, focussed on Kett’s Oak , and Hethersett and Cringleford, aim to prevent the settlements joining up.
Appendix 2 Glossary			
Hydrogen	Addition to renewable energy definition in glossary	To include a reference to the potential for hydrogen power as a form of renewable energy	Renewable energy Energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass, hydrogen etc.
Appendix 8 Superseded Policies			
Superseded Policies appendix	Delete reference to the need for an additional appendix on superseded policies	As the introductory section (paras. 22 to 26) and appendix 4 already	Reference to appendix 8 deleted.

		adequately cover this issue.	
--	--	---------------------------------	--

Revised map 1



Map 8B Green Infrastructure Corridors in the Norwich Urban Area

