

Schedule of Changes to GNLP strategy v 1.5 to v 1.6

This schedule sets out proposed further changes to the GNLP Strategy from version 1.5, which was placed on the GNDP website on December 10th, to version 1.6. These further changes will be considered at the GNDP on December 16th 2020. As well as this schedule of changes, version 1.6 of the GNLP Strategy itself which includes the changes below is also available on the GNDP web site.

| Issue | Policy/Para in v1.6 | Reason for change | Revised text (in red) for v1.6 |
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| Section 1 Introduction | | | |
| South Norfolk Villages Plan | Para. 33 | To better explain the reasons for the production of the South Norfolk villages plan and to update on its progress | South Norfolk District Council is at an advanced stage with its Village Clusters Housing Allocations Local Plan. The Regulation 18 preferred options consultation is anticipated in Spring 2021. There is an aspiration for every village cluster to have new housing sites allocated, with a focus on smaller sites, and to be in accordance with 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 Spatial Portrait | | | |
| Housing need evidence | Para. 59 | To clarify text on general housing and affordable housing needs | Local evidence 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 for general market housing is for three bed homes. Affordable housing needs can be different. 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. |
| Policy 1 The Strategy | | | |
| Housing numbers in Broadland Villages | Revision to policy 1 | To delete the former reference to allocations to provide “up to” 482 new homes in the Broadland Village as the actual number of houses allocated in this area is now available. | |
| Policy 2 Sustainable Communities | | | |

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| Modern construction techniques | Table 8 (Row 2) on technology changes and policy 2 bullet on the same issue | Add references to modern construction techniques | Table 8 row 2 - The policy also provides the basis for more detailed supplementary planning documents for measures to support new technologies in times of rapid change, including modern construction techniques and the use of electric and possibly hydrogen vehicles. Policy 2 Bullet 2 Make provision for delivery of new and changing technologies (including broadband, fibre optic networks, telecommunications, construction methods and electric vehicles); |
| Policy 4 Infrastructure | | | |
| Health Care Facilities | Para. 265 | To update reference to ongoing work on assessing health care needs. | A full estate strategy is being developed which will impact on the infrastructure requirements from the HIDP included in this plan. Therefore, only currently identified issues are included this strategy. Updated information will be provided in the trust's completed strategy. This will be included in the GNLP. |
| Policy 5 Homes | | | |
| Affordable Housing Needs | Additional text in para. 270 | Amended to reflect the intention to further update evidence on affordable housing need to assist the inspector. | Current evidence shows a higher social rented requirement in the city with a wider range of tenure options suitable in Broadland and South Norfolk. This evidence will be revisited before submission. |
| Affordable housing requirements | Policy 5 – bullet on affordable housing | To provide greater clarity on affordable housing policy | 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%, or where <ol style="list-style-type: none"> 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 in the Avison Young Addendum to the Economy, Retail and Town Centres Study | | | |

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| Economic Evidence | Updates to various aspects of the supporting text | To reflect receipt of the Greater Norwich Employment Land addendum commissioned to take account of recent changes in relation to the economy. | <p>Para. 289 Evidence in the Employment, Town Centre and Retail study (GVA 2017) , updated in the Greater Norwich Employment Land addendum: Avison Young : 2020, investigated both “business as usual” and the potential for enhanced economic growth. It demonstrates that committed employment land is more than sufficient in quantity and quality to meet the potential for enhanced growth. The Avison Young addendum forecasts growth of around 33,000 jobs in the period 2020 to 2038. While the plan provides for significantly more employment land than is required for this scale of jobs growth, there are a range of justifying factors:</p> <p>a. Over 280 hectares of our supply is on key strategic sites, with several targeted at particular sectors such as NRP, Hethel and the airport area. These sites are not suitable for reallocation to other uses.</p> <p>b. The remainder is dispersed across the area providing important local opportunities. The evidence focusses on B-class uses (as defined pre-2020) and employment land will also be used for non-B-class employment such as gyms, waste recycling centres, vehicle sales and fuel forecourts; or supporting uses such as cafés and restaurants.</p> <p>c. The scale and range of our employment allocations facilitates choice and flexibility, provides for growth in the longer term and supports more ambitious levels of jobs growth if demand can be stimulated.</p> <p>Para. 291 The policies of this plan seek to grow the local economy in a sustainable way to support jobs and inclusive economic growth in both urban and rural locations. This will:</p> <ul style="list-style-type: none"> provide jobs and services for a rising population and develop Greater Norwich’s role as an engine of the regional economy; facilitate enhanced growth potential with a target of at least 33,000 additional jobs in the period 2020-2038; <p>New para. 292 Policy 2 promotes the provision of enhanced broadband throughout the area and this will support businesses directly and support home working. Implementation of the policy will also see employment development contribute to the green infrastructure network as appropriate.</p> |
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| | | <p>Para. 294 Although the Employment Town Centre and Retail study (GVA 2017) and the Avison Young 2020 addendum conclude that Greater Norwich has enough employment land overall, most of this is out-of-centre and is neither the preferred location for some growth sectors nor the most sustainable place for high intensity employment / office growth.</p> <p>Additional sentence at the end of para. 295 Extensions to other small sites will also be considered where this can be justified, for example where the site is well located to serve local needs and has insufficient capacity to serve ongoing demand.</p> <p>Additions to para. 296 Retailing and town centres are currently in a state of flux. Covid-19 has strengthened the growth of internet shopping. This uncertainty reinforces the need to protect and promote town centres to allow them to recover and evolve. There is some evidence that the Covid-19 epidemic has encouraged people to shop locally and boosted the opportunities for smaller businesses and in market towns, and smaller centres.</p> <p>New para. 298 Retail, offices and some leisure uses are currently the same use-class and this helps provide flexibility within town centres. However, large scale out of centre office, retail or leisure development will have very different implications, for example for traffic generation, and it will be important to ensure through conditions that the development that takes place is consistent with the evidence provided with the planning application.</p> |
| | Policy 6 | <p>Correction of site size</p> <ul style="list-style-type: none"> • a site of around 35ha at the A140/Broadland Northway junction and focussed on uses benefiting from an airport location |
| | | <p>To provide further detail on the role of the Food Enterprise Park site</p> <p>The Food Enterprise Park at Easton/Honingham supporting the agri-food sector</p> |
| | | <p>To provide clarification on the policy requirement</p> <p>The development of new retailing, leisure, offices and other main town centre uses will be subject to the sequential approach and out-of-centre impact assessment, as defined by Government policy and guidance</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.</p> |
| Policy 7 Growth areas | | |

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| East Norwich masterplan | Paras. 332-3 | To provide greater clarity on the progress of the East Norwich masterplan | <p>Part of 332. It has the potential in the long-term to create a new sustainable urban quarter for Norwich, to act as a catalyst for additional regeneration in neighbouring urban areas and to contribute significantly to growth of the Greater Norwich economy.</p> <p>333. 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 procurement being well advanced. Funding is being provided 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. Significant additional funding has recently been secured from the Towns Fund to progress the masterplan and acquire land in order to maximise the chances of successful delivery. It is expected that the masterplan’s findings will inform implementation of this strategy and ensure that possible blockages to delivery can be overcome.</p> |
| Small scale windfall housing development | Policy 7.5 | Clarification of policy requirement | Small scale residential development will be permitted adjacent to a development boundary or on sites within or adjacent to a recognisable group of dwellings |
| Appendix 1 Infrastructure | | | |
| Broadband | Update appendix | | Broadband section: aim to make high-speed broadband available to more than 95% of Norfolk’s premises, with further work planned. |
| Health Care Facilities | | | <p>Primary Care:</p> <p>There are currently 2 potential options to increase capacity as required around the north and north-west of Norwich:</p> <ol style="list-style-type: none"> 1. New build at Broadland Hub within or close to planned developments at Rackheath and Beeston Park. 2. No new build, increased numbers spread amongst existing practices. <p>The selected option(s) will be confirmed throughout 2021-22, following demand and capacity reviews and Primary Care estate strategy development.</p> |

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| | | <p>Hospitals:</p> <p>There is one acute hospital, the Norfolk and Norwich University Hospital NHS Foundation Trust (NNUH). Other services are delivered from several other locations throughout the Greater Norwich area.</p> <p>The NHS Long Term Plan and the STP Operating Plan will identify and address building capacity and infrastructure investment requirements, various facilities all other constraints faced by the STP/ICS.</p> <p>The NNUH estates strategy will be updated throughout 2021, in line with STP/ICS plans</p> <p>Community Care:</p> <p>These are provided by Norfolk Community Health and Care NHS Trust at community hospital sites and health centres across the Greater Norwich area and include:</p> <ul style="list-style-type: none"> • Inpatient specialist rehabilitation services; • Clinic services for outpatients; • Community nursing in patients’ homes. <p>The NHS Long Term Plan and the STP Operating Plan will identify and address building capacity, infrastructure investment requirements, various facilities and all other constraints faced by the STP/ICS.</p> <p>In line with the shift to care in the community, the community health trust is expected to shift services to wrap around primary care networks. The Community Trust estate strategy will be refreshed throughout 2021, in line with STP/ICS plans.</p> |
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| Appendix 2 Glossary | | | |
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| Building for a Healthy Life | Update reference in glossary | To update reference to revised national guidance | <p>Building for a Healthy Life</p> <p>A government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live. The National Planning Policy Framework encourages its use in local plans.</p> |
| Clean Growth | | To update to clarify the definition and to reference the national and regional | <p>Clean Growth</p> <p>Clean growth means growing our income while cutting greenhouse gas emissions. It is promoted nationally by the government’s Clean Growth Strategy and locally in the emerging Local Industrial Strategy.</p> |

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