

Greater Norwich Local Plan Regulation 18 Public Consultation

New, Revised and Small Sites 29th January to 16th March 2020

Schedule of Corrections

(10th February 2020)

This schedule will be added to if further corrections are required through the consultation process.

Correction: 001

Correction to consultation documents:

An inconsistency has been identified in the housing figures attributed to Blofield and Blofield Heath/Hemblington in the regulation 18 consultation draft of the Greater Norwich Local Plan (GNLP) strategy and the supporting settlement chapters in the Sites document. This part of the schedule therefore provides corrections to assist people in making comments on the GNLP.

The correct proposed figures for Blofield Key Service Centre and Blofield Heath and Hemblington Village Cluster

The proposed approach in the GNLP is that:

- sites and land located south of the A47 in Blofield parish are in Blofield Key Service Centre;
- sites and land located north of the A47 are in Blofield Heath and Hemblington village cluster. Reflecting the approach taken in the GNLP as a whole, this is based on school catchment areas.

We look forward to receiving your views on this approach through consultation questions 44 and 46 in the strategy.

The inconsistency in the published and online versions of the strategy and referenced in the settlement chapter for Blofield and Blofield Heath and Hemblington in the Sites document is that the total housing deliverable housing commitment figure of 353 homes incorrectly quoted for the Blofield Key Service Centre (in policy 7.3) of the strategy and rounded to 355 in Map 7 wrongly includes dwellings in Blofield Heath.

For information, the distribution of figures between the two areas in the settlement chapters is shown in the tables below. The figures highlighted in blue below in 'Blofield Heath and Hemblington' have been counted in 'Blofield' in the strategy. We acknowledged that this is an error and apologise for it.

Blofield Heath & Hemblington	Village Cluster
New allocations	15-20
Carried forward allocations	36
PPs on other sites	Blofield Heath: 9+8+4+1+1+1+3+1=28 Hemblington = 7 Total = 28+7=35
Total commitment (carried forward + pp)	35+36=71
Overall Total (New and commitment)	86-91

Blofield	Key Service Centre
New allocations	15
Carried forward allocations	163
PPs on other sites	7+4+1+1+6+21+20+1+8+9+21+10+2=111
Total commitment (carried forward + pp)	163+111=274
Overall Total (New and commitment)	274+15= 289 (not 353 in policy 7.3 and the rounded figure of 355 in map 7 in the strategy document).

In Blofield Key Service Centre (south of A47), there is one site identified as a preferred option in Blofield providing for 15 new homes. There is one carried forward allocation BLO1 which has existing planning consent for 163 homes (reference 20172131) and a total of 111 dwellings with planning permission on other sites. This gives a total deliverable housing commitment for Blofield of 289 homes between 2018 – 2038.

In Blofield Heath (North of the A47) and Hemblington, one site is identified as a preferred option, providing for between 15-20 new homes in the cluster. There is one carried forward allocation for 36 homes (BLO5) and a total of 35 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 86 – 91 homes between 2018 – 2038.

Please feel free to contact us on 01603 306603 if you wish to discuss this matter further.

Consequent Changes to the Strategy

This schedule corrects the detailed numbers for Blofield Key Service Centre and the Blofield Heath/Hemblington Village Cluster and makes consequent changes to the overall figures for homes in key service centres and village clusters in map 7 and policies 1, 7.3 and 7.4 and their supporting text. These corrections do not have implications for the overall housing numbers in the strategy, but they do have minor implications for the distribution of the housing numbers between the key service centres and the village clusters in the plan as set out below.

(Changes highlighted):

1. **Table 7** (page 47 of the printed version of the strategy) now reads:

Area	Homes 2018	Homes 2038 (and increase)	Increase %	% of total housing growth
Norwich urban area	106,100	136,660 (+30,560)	29	69
The Main Towns	19,400	25,742 (+ 6,342)	33	14
The Key Service Centres	15,900	19,317 (+ 3,353)	21	8

Village clusters	46,100	50,124 (+ 4,088)	9	9
Total	187,500	231,843 (+ 44,343)	24	

2. **Map 7** (page 50) - The rounded figure for the **Blofield** orange circle is **290** and the figure for the **village clusters** circle is **4,090**

3. **Policy 1** - The housing table now reads:

Area	Existing deliverable commitment (including uplift and delivery 2018/19)	New allocations	Total minimum deliverable housing commitment 2018 - 2038	
Norwich urban area	26,165	4,395	30,560	
The main towns of Wymondham, Aylsham, Diss (with part of Roydon), Harleston and Long Stratton	5,092	1,250	6,342	
The key service centres of Acle, Blofield, Brundall, Hethersett, Hingham, Loddon / Chedgrave, Poringland / Framingham Earl, Reepham and Wroxham	2,838	515	3,353	
Village clusters	In the remaining parts of Broadland (see policy 7.4 and the	1,059	Up to 480 ¹	4,088

¹ This figure is based on the higher potential Broadland village cluster site capacities set out in appendix 5 and the GNLP Sites Plan

(see appendix 5 details of the clusters)	GNLP Sites Plan for specific sites)			
	In South Norfolk (see policy 7.4 and the South Norfolk Village Clusters Housing Site Allocations document for specific allocations)	1,349	A minimum of 1,200	
Total		36,503	7,840	44,343

4. **Policy 7.3** (printed version pages 108 and 109) –

- Amend the homes figure in paragraph 332 to **3,353**
- The additional homes figure in the first paragraph of the policy is now **3,353**
- The housing table in the policy now reads:

Key Service Centre	Existing deliverable commitment (including uplift + delivery 2018/19)	New allocations	Total deliverable housing commitment 2018 - 2038
Acle	191	200	391
Blofield	274	15	289
Brundall	175	0	175
Hethersett	1,369	0	1,369
Hingham	16	100	116
Loddon / Chedgrave	200	200	400
Poringland / Framingham Earl	467	0	467

Reepham	142	0	142
Wroxham	4	0	4
Total	2,838	515	3,353

- Amend the homes figure in the “Alternative approaches” section to **2,838**

5. Policy 7.4 (page 112) -

- The homes figure in paragraph 341 and the first paragraph of the policy is now **4,088**
- The homes already committed figure in the village clusters in Broadland in paragraph 344 is now **1,059**

Consequent Changes to the Settlement Chapters in the Sites document

1. Blofield (printed version page 383) Amend the third paragraph to read:

The figure of 353 incorrectly quoted in the strategy refers to Blofield parish as a whole including Blofield Heath (but not Hemblington). In these settlement chapters, Blofield sites located south of the A47 have correctly been counted in Blofield Key Service Centre; sites located north of the A47 have been correctly counted as Blofield Heath and Hemblington village cluster. The distribution of figures between the two areas in the settlement chapters is shown in the tables below. For clarity, the figures highlighted in blue in ‘Blofield Heath and Hemblington’ have incorrectly been counted in ‘Blofield’ in the strategy. Comments are welcomed on the proposed approach to the key service centre and village cluster.

2. Blofield Heath and Hemblington (printed version page 390) Amend the third paragraph to read the same as above for Blofield.

Correction 002

Correction to the Strategy document

Paragraph 143. Amend the first sentence to refer to the Key Diagram on page 49

Correction 003

Correction to Site Assessment Booklet - Norwich

Norwich booklet corrected to include GNLP3053 Carrow Works and GNLP3054 St Mary’s works at stages 1 to 6.

Correction: 004

An inconsistency has been identified in the housing figures attributed to Hethersett in the regulation 18 consultation draft of the Greater Norwich Local Plan (GNLP) settlement chapter and booklet in the Sites document. This part of the schedule therefore provides corrections to assist people in making comments on the GNLP.

The correct proposed figures for Hethersett Key Service Centre

Correction to consultation documents:

Settlement Chapter

There are currently no new allocations proposed in this key service centre. There is one carried forward residential allocation (HET 1). Once complete, HET 1 is expected to deliver a total of 1,396 homes (including 200 uplift). An existing consent for 1,196 homes is in place on this site. 131 of these homes were delivered before the base date of the plan, as such cannot be included within the figures in the strategy. This site has an outstanding commitment of 1,065 consented dwellings which can be included in the GNLP (106 were delivered in 2018/19 and are included in the commitment figure, 959 homes of the existing commitment remain to be built). The consented commitment of 1,065 plus the proposed uplift of 200 provides 1,265 homes that can be counted towards the GNLP strategy on carried forward allocation site HET 1. There are currently 104 additional dwellings with planning permission on small sites in Hethersett. This gives a total deliverable housing commitment for the centre of 1,369 homes between 2018 – 2038. These figures are laid out in the table below:

In conclusion there are currently no new allocations proposed in this key service centre. There is one carried forward residential allocation (HET 1). Once complete, this is expected to deliver a total of 1,396 homes (including 200 uplift). 1,265 dwellings which can be included in the GNLP as existing commitment and uplift. There are currently 104 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the centre of **1,369** homes between 2018 – 2038.

HETHERSETT Key Service Centre		
Existing Allocation commitment on HET 1	1,196 consented homes	Delivered before base date of GNLP (not counted in GNLP): 131
		Delivered 2018/19 (counted in GNLP): 106
		Remaining to be built:

		959
Commitment carried forward on HET 1	1,196-131 = 1,065	
Proposed Uplift on HET 1	200	
Total commitment and uplift to be included in GNLP figures for HET 1	1,065+200= 1,265	
Total housing expected on HET1 once complete (for reference only)	1,396	
Housing commitment on small sites in Hethersett	104	Of which were delivered 2018/19 (counted in GNLP):
		46
		Of which are remaining to be built:
		58
Total commitment and uplift to be included in GNLP figures for Hethersett	1,265+104= 1,369	

Policy HET 1 (part of GNLP0177-A): Land north Hethersett (Paragraph 1)

The site lies to the north of the Poppyfields development, the plant nursery on Grove Road, Longview, the village hall and Back Lane, and south of Beckhithe Meadow County Wildlife Site (CWS), Holly Tree Farm and south-west of Braymeadow CWS. Due to the size of this allocation, a range of supporting infrastructure and facilities will be required, and the site should be master planned to maximise integration with the existing settlement and other allocations in Hethersett. Approximately 65 ha is allocated for mixed use, to include housing, community uses, open space and green infrastructure. Development on HET 1 is well-advanced; 131 dwellings were delivered before 2018/19, preceding the base date of the plan as such cannot be included within the GNLP figures. Once complete, this is expected to deliver a total of 1,396 homes (including 200 uplift). **1,265** dwellings can be included in the GNLP as existing commitment and uplift.

Notes (Paragraph 1)

HET 1: GNLP0177-A to the north and west of Hethersett, which incorporates the existing allocation HET 1, far exceeds the land required for development in Hethersett. Instead, the preferred approach is not to allocate new land for development but to uplift the HET 1 allocation from the 1,196 homes already permitted to an approximate total 1,396 homes, incorporating part of GNLP0177-A. The remainder of GNLP0177-A is not preferred for allocation. Development on HET 1 is well-advanced; 131 dwellings were delivered before 2018/19, preceding the base date of the plan as such cannot be included within the GNLP figures. 1,065 of the existing consent can be counted in the GNLP, of these 106 were delivered in 2018/19; 959 remain extant. It has become apparent from the approved reserved matters planning applications that an uplift of approximately 200 dwellings is a realistic prospect. Therefore 1,265 homes on this site can be counted in the GNLP. There are no major constraints to accommodating an uplift of 200 homes, subject to ensuring delivery of the policy requirements set out in HET 1, and the mitigation measures already agreed through the approved planning applications. In terms of transport, improvements needed would be an access strategy for all modes of transport, safeguards against increasing traffic through Little Melton, and a cycle link to Colney Lane.

Site Assessment Booklet (Stage 7, page 21 – paragraph 4)

In conclusion there are currently no new allocations proposed in this key service centre. There is one carried forward residential allocation (HET 1). Once complete, this is expected to deliver a total of 1,396 homes (including 200 uplift), of which 1,265 dwellings which can be included in the GNLP as existing commitment and uplift. There are currently 104 additional dwellings with planning permission on small sites elsewhere in Hethersett. This gives a total deliverable housing commitment for the centre of **1,369** homes between 2018 – 2038.

Strategy Documents:

The total figure of 1,369 stated in the strategy is correct.

Correction: 005

Correction to the Strategy document

Paragraph 247. Amend the third sentence to read: *“A further 51 pitches will be required between 2022 and 2038”*

Correction: 006

Correction to consultation documents:

POLICY BLO1 Land to the south of A47 and north of Yarmouth Road, Blofield

Site Plan

Notes

The site was allocated in 2016 as part of the previous local plan and the principle of development on the site has been accepted. Since its original planning approval in 2013, further applications have been considered, including the approval of employment uses in the western portion of the site. The remainder of the site now has full approval for residential development. An outline application was approved in 2017 (reference 20160488) for up to 175 homes. Approval of a reserved matters planning application revised the scheme to 163 homes in 2018 (reference 20172131). Development is underway and the site will also be incorporated into the settlement boundary.

Correction: 007

Correction to the consultation document:

Site Plan

Colney Chapter, BAW2 policy: Map legend should read “carried forward open space allocation” not “carried forward retail/commercial allocation”