

Mike Burrell
Greater Norwich Planning Policy
Team Manager
GNDP Board
c/o Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH

LRW ref: 70856

16 March 2020

Dear Mike,

The Need for a review of the Hethersett- Cringleford Strategic Gap

I write following the completion of my assessment of the Regulation 18 Draft Greater Norwich Local Plan to draw your attention to the need for a review of the Strategic Gap between Hethersett and Cringleford and possibly the other, between Wymondham and Hethersett. The evidence base is considered to be lacking. There is a strong need for a further detailed assessment to examine the impact of proposals put forward in the new GNLP.

The NPPF requires the preparation and review of landscape policies to be underpinned by adequate, up-to-date and relevant evidence. (Paragraph 31, NPPF 2019)

The 2012 South Norfolk Local Landscape Designations Review: Strategic Gaps/ Important Breaks prepared by Chris Blandford Associates (CBA 2012 review) undertook to justify the strategic gaps in terms of their function, assess the robustness of their boundaries and identify whether it was necessary to change the boundaries/ extents of the strategic gaps to achieve the aims of the strategic gap policy. A similar review is necessary to inform the emerging GNLP.

Cringleford, Hethersett and Wymondham are key locations for growth and given their proximity to Norwich are sustainable locations to support this growth whilst meeting the needs of their local communities and respecting the environment.

Given the various recent approvals and planned interventions in the strategic gaps in response to development pressure in the Norwich urban area and fringe parishes it is appropriate that a new review of the local landscape designation is carried out.

Having been appointed by the trustees, alongside Sheils Flynn, to carry out an assessment of the impact of proposals on the Hethersett-Cringleford Strategic Gap, we found that there is a need to protect the landscape between the settlements. However, it is considered that there may be more appropriate ways of achieving this than the current strategic gap designation.

We would welcome a meeting to discuss this further with you.

Yours sincerely,

Nicole Wright MRTPI
Director

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