















Broads Authority Response to Greater Norwich Local Plan sites consultation.
December 2018





ORGANISATION:	Greater Norwich Local Plan
DOCUMENT:	Greater Norwich Local Plan – extra sites consultation
LINK	<ul style="list-style-type: none"> • Introduction • Settlement Summaries and Sites • Broadland • Norwich • South Norfolk
DUE DATE:	5pm 14 December
STATUS:	Extra sites consultation – Regulation 18 consultation.
PROPOSED LEVEL:	Planning Committee endorsed
NOTES:	<p>The current consultation covers newly submitted sites, revisions to some of the sites already consulted on in January and small sites. Altogether, this comes to more than 200 sites.</p> <p>The sites in the tables at the end of this response are of particular interest. Click on the globe symbol to see the site on a map. Slick on the pdf symbol to find out more about the site.</p>
PROPOSED RESPONSE:	<p>See table that follows for sites that are near to or hard up to our border, a summary and the proposed comments. The globe symbol can be clicked on and this takes you to a map. More information can be found by clicking on the pdf symbol.</p> <p>A general comment that seeks to ensure that the Broads Authority are involved in producing policies relating to site allocations near to our border will also be submitted.</p>



These sites are close to our border...

Settlement	Links	Ref No.	Details	Assessment	Comments
Acle	 	GNLP0421R	Housing of approx. 150 units with open space	Site is 200m from Broads area with intervening development at Damgate, including residential and commercial, and no public views into site from Broads. Potential for run off from site would need to be managed, as site drains towards Broads. Potential to improve screening. Site has existing habitat corridors within and on its boundaries. The proximity to designated wildlife sites of international importance results in significant potential for biodiversity use and thus the need for protection and enhancement. Unlikely to impact adversely on Broads in terms of heritage.	No objection subject to satisfactory drainage and run off management and protection of existing and enhancement of habitat corridors to link to the nearby Broads habitats. Additionally consideration needs to be given to the provision of walking and cycling routes for residents to get to Acle and facilities/schools etc. there.
Acle	 	GNLP2139	Residential development (unspecified number) plus school extension	Site over 500m from Broads. Separated by roads and screened by intervening development. Linkage to and extension of Acle Land Trust wooded area to be planned within site layout. This will provide recreation and biodiversity opportunity. Unlikely to impact adversely on Broads in terms of heritage.	Opportunity to mitigate through planting and habitat corridor. Adequate green open space and green infrastructure should be designed into this scheme particularly pedestrian and cycle routes providing access to Acle and the rights of way network leading to Upton with Fishley.
Coltishall	 	GNLP2072	Residential development of 15 dwellings	Assessment: Site some distance from Broads, across Church Street and Church Close and screened from Broads area by existing development (mainly residential) and tree line to rear of Church Close. Within Conservation area and adjacent to a LB but in BDC's area, unlikely to impact adversely on Broads in	No comments

				terms of heritage.	
Reedham	 	GNLP2151	Residential development for 6 dwellings	Site is 150m from Broads area, but is infill plot within existing line of development. No visibility from public viewpoints Broads and views across locate site within existing building line. Unlikely to impact adversely on Broads in terms of heritage.	No comments
Rockland St Mary	 	GNLP2007	Residential development for 15+ dwellings	Site directly opposite Broads boundary, though separated by highway. Site would be extension to existing line of development and function as village extension. No significant new impacts on Broads, although development would consolidate and reinforce existing impacts. Screening and planting could mitigate this, but habitat corridor should be provided. Thought should be given to the design of the dwellings to achieve a positive extension to the built form of the village. Unlikely to impact adversely in terms of heritage.	No significant impact on Broads, so no objection, however effect of extension should be mitigated through planting and habitat corridor provided. Design – form, mass, scale and density will be an important consideration.
Woodbastwick	 	GNLP2180	Residential development of 5 dwellings	Site is 50m from Broads area, but separated by B1140 and existing development which provides screening. Unlikely to impact adversely on Broads in terms of heritage.	No comments
Wroxham	 	GNLP2135	Residential development of 100 dwellings	Site is extension to existing new development and remote from Broads, with no visibility from Broads area. Unlikely to impact adversely on Broads in terms of heritage. Suggest that pedestrian cycle access from Salhouse Road and along Salhouse Road should be provided	No comments

These sites are right up to our border

Settlement	Links	Ref No.	Details		
Brundall	 	GNLP2177	Residential development of 6 dwellings	Site adjacent to Broads boundary. Proposal would extend development behind existing line of development and up to Broads. Landscape is farmed and semi-rural to railway, beyond which a more typical Broads character develops. Extension and intensification of development up to Broads boundary to be resisted on grounds of encroachment, cumulative erosion of boundary character and impact on biodiversity, water flows and drainage. This development will extend the built form right up to the Broads boundary and into a landscape buffer between Brundall and the Broads. Not appropriate in design terms.	Objection
Norwich Riverside etc	 	GNLP2137	Mixed use development including residential, offices, increased leisure and recreational activities, hotels and retail	Site is adjacent to Broads boundary which is formed by the River Wensum here. The site is a major mixed use development dating from the 1980s, but which has a poor relationship with the river. There are opportunities here to improve the relationship and the public realm. Unlikely to impact in heritage term.	There are opportunities here to improve the relationship between the development, river and and the public realm. Virtually the entire site has turned its back on the river and the public realm has suffered as a consequence. This could be enhanced significantly by working with the developer and the City Council. Opportunity for interpretation exists both of the river frontage and historic uses but also Kings street and the numerous listed Merchants houses and their relationship with the River.

Settlement	Links	Ref No.	Details		
Norwich	 	GNLP0409R	Residential-led mixed use development with some retail	<p>Site is adjacent to Broads boundary which is formed by the River Wensum here. This is a brownfield site which has previously been identified for comprehensive redevelopment, which has commenced in part. There are opportunities here for place making and improvements to the public realm, as well as reinforcing the character of the riverside. Design – form, mass, scale and density will be an important consideration. Unlikely to impact adversely on Broads in terms of heritage.</p>	<p>There are opportunities here for place making and improvements to the public realm, as well as reinforcing the character of the riverside. Again significant opportunities exist at this site to enhance the public realm. Particularly through provision of a riverside walk. Wwould also like to see open space at the riverside rather than having buildings constructed close to the bank. Would also like to see a feature made of the medieval city wall with open space in that area providing a link to Barrack Street.</p>