

Greater Norwich Local Plan Pre-Submission Draft Strategy – Regulation 19 Publication Strategy Representations on behalf of Orbit Homes

Policy 4 – Strategic Infrastructure

Policy 4 States that transport infrastructure will be brought forward to support the aims of the plan, including the provision of the A140 Long Stratton bypass.

A140 Long Stratton Bypass

This project was initially proposed to be delivered through the 1,800 home allocation of land to the north and east of Long Stratton by Policy LNGS1 of the Long Stratton Area Action Plan (adopted May 2016).

It is our understanding that this project is now proposed to be delivered through a bid for central government Major Road Network (MRN) funding, with only limited developer contributions deemed to be viable and CIL receipts also required to top up the level of local contribution (a requirement of the MRN Funding). An outline business case was submitted for this funding to the Department for Transport in early 2021 and the Council's Greater Norwich Local Plan Infrastructure Needs Report 2020 (see Evidence Base) states that *"If successful, this would allow construction to start in July 2023 with opening in 2024"*.

Policy LNGS1 requires the delivery of the bypass to be secured before any housing is permitted on the site. This allocation was originally forecast to deliver 650 dwellings by the end of 2020/21 and to be delivering 230 dwelling per annum now¹ meaning that all 1,800 homes would be completed within the Joint Core Strategy Plan period to 2026. The Council's current forecast² is for 300 dwellings to be delivered by 2026 and this will only be possible if the funding bid to central government is successful.

Uncertainty regarding the Long Stratton bypass has already led to a great reduction in the delivery of new homes in the Main Town of Long Stratton. This is a key failure of the Joint Core Strategy and Long Stratton Area Action Plan (i.e. allocating a site with insufficient evidence to demonstrate its viable delivery of the required bypass) and it is critical that this failure is not allowed to perpetuate.

Recommendation: At this stage, whilst the potential for government funding for the long-awaited Long Stratton bypass is encouraging, it is not secure. It has now been nearly 10 years without any significant delivery of new housing in Long Stratton (n.b. counting the lead-in time before Policy LNGS1 was adopted) and to avoid repeated failures to deliver new housing in Long Stratton, we recommend that the GNLP is amended to release additional short term deliverable sites in the town now and to include a further trigger for a review of allocations in Long Stratton if the MRN funding bid is unsuccessful. Without these modifications the GNLP will not be effective at delivering required levels of growth in Long Stratton and there unsound.

¹ Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2014-15 – Appendix A – Greater Norwich area Five-year supply of housing assessment, December 2015

² Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2018-19 – Appendix A – Greater Norwich area Housing Land Supply Assessment 1st April 2019