

# Greater Norwich Development Partnership



## Joint Core Strategy for Broadland, Norwich and South Norfolk

Adopted March 2011, amendments adopted January 2014

Jobs, homes, prosperity for local people



NORWICH  
City Council



Norfolk County Council

# Joint Core Strategy for Broadland, Norwich and South Norfolk

## January 2014

The Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) was adopted on 24 March 2011.

Following a legal challenge High Court Judge Mr Justice Ouseley found that those parts of the JCS concerning the North East Growth Triangle (NEGT) should be remitted for further consideration and that a new Sustainability Appraisal for that part of Broadland in the Norwich Policy Area be prepared.

The remittal meant that parts of the text, and some associated maps and diagrams, were taken back to the Regulation 19: Publication of a Local Plan Stage (previously known as the 'pre-submission stage'), to be treated as not having been subject to examination and adoption. The remainder of the Joint Core Strategy remained adopted.

Following further consultation and an examination in 2013, the inspector found that the proposals for the Broadland part of the Norwich Policy Area were sound, subject to a number of modifications. This led to changes to the Joint Core Strategy being adopted in January 2014.

This document comprises the Joint Core Strategy document adopted in March 2011, as amended by the Broadland Part of the Norwich Policy Area: Local Plan, adopted in January 2014.

For more information on the stages in the development of the Joint Core Strategy, and detail on those parts of the JCS that were the subject of the examination in 2013, please visit the GNDP website [www.gndp.org.uk](http://www.gndp.org.uk)

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## 05 Area-wide policies

Policies 1 to 8 apply to the whole plan area

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### **Policy 1: Addressing climate change and protecting environmental assets**

To address climate change and promote sustainability, all development will be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather.

Development will therefore:

- ▣ be energy efficient
- ▣ provide for recycling of materials
- ▣ use locally sourced materials wherever possible
- ▣ be located to minimise flood risk, mitigating any such risk through design and implementing sustainable drainage
- ▣ minimise water use and protect groundwater sources
- ▣ make the most efficient appropriate use of land, with the density of development varying according to the characteristics of the area, with the highest densities in centres and on public transport routes
- ▣ minimise the need to travel and give priority to low impact modes of travel
- ▣ be designed to mitigate and be adapted to the urban heat island effect in Norwich
- ▣ improve the resilience of ecosystems to environmental change

The environmental assets of the area will be protected, maintained, restored and enhanced and the benefits for residents and visitors improved.

Development and investment will seek to expand and link valuable open space and areas of biodiversity importance to create green networks. Where there is no conflict with biodiversity objectives, the quiet enjoyment and use of the natural environment will be encouraged and all proposals should seek to increase public access to the countryside.

All new developments will ensure that there will be no adverse impacts on European and Ramsar designated sites and no adverse impacts on European protected species in the area and beyond including by storm water runoff, water abstraction, or sewage discharge. They will provide for sufficient and appropriate local green infrastructure to minimise visitor pressures. Development likely to have any adverse effect on nationally designated sites and species will be assessed in accordance with national policy and legislation.

In areas not protected through international or national designations, development will:

- ▣ minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of acknowledged regional or local importance. Where harm is unavoidable, it will provide for appropriate mitigation or replacement with the objective of achieving a long-term maintenance or enhancement of the local biodiversity baseline
- ▣ contribute to providing a multi-functional green infrastructure network, including provision of areas of open space, wildlife resources and links between them, both off site and as an integral part of the development

- ▣ help to make provision for the long-term maintenance of the green infrastructure network
- ▣ protect mineral and other natural resources identified through the Norfolk Minerals and Waste Development Framework

The built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces.

*Contributes to spatial planning objectives 1 and 9*

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5.1 Government and regional policy places considerable emphasis on the need to minimise emissions and respond to the effects of climate change. It will be important to ensure that development fulfils this requirement and meets the challenge. Policies 2 and 3 below, promoting high quality design and water and energy efficiency will have a key role in addressing climate change and the theme finds expression in several other policies in the JCS.

5.2 Higher development densities support public transport, local services and resource efficiency. In appropriate urban locations car-free development will be promoted. However, consideration of density will also need to take account of local characteristics and other design criteria including the need for open space.

5.3 While subsequent policies in this strategy maximise the level of development on brownfield land the opportunities for new allocations are limited. Only a very limited proportion of new employment allocations and fewer than 20% of new housing allocations are likely to be on brownfield land. When added to existing commitments the proportion of total housing development on brownfield land is likely to be between 25% and 30%.

5.4 The area has a wealth of environmental assets ranging from international and national status, to those of local importance. These must be safeguarded and enhanced for the benefit of current and future generations. These assets include biodiversity (wildlife and habitats), built heritage and the wider historic environment, ancient monuments and archaeological assets, geodiversity (geological features), landscape and historic landscape character; as well as more general aspects such as the countryside and rural character, the setting of Norwich, towns and villages and the Broads. Assets of local importance, such as County Wildlife Sites are valuable in their own right, and in combination provide a significant resource.

5.5 Investment and development will provide a multi-functional network of green spaces and green links, having regard to factors such as accessibility, existing and potential open spaces, natural and semi-natural areas, protection of the water environment, landscape, geodiversity and the fundamental need to contribute to ecological networks. More detailed delivery of green infrastructure will be taken forward through delivery plans and other elements of LDFs.

5.6 Many of Norfolk's natural habitats have been lost and fragmented with once extensive areas of habitat reduced to small remnants isolated from each other and surrounded by

relatively inhospitable land uses, reducing biodiversity and increasing vulnerability. To address these concerns, the Norfolk Biodiversity Partnership accords high priority to the development of an ecological network, as illustrated by the map on page 28, which includes:

- core areas, formed of existing clusters of high value wildlife sites
- enhancement areas, where there is a need for habitat improvement and creation
- corridors and stepping stones through green infrastructure improvements

5.7 The overall aim of the network is to promote connectivity between core areas and through the wider landscape, thus allowing wildlife to move in response to environmental change and other factors. To achieve this, enhancement of habitats outside of the core and designated areas will also be required. The creation of ecological networks is fundamental to meeting local and regional biodiversity targets but will be a long-term process that is likely to take several decades to complete.

5.8 Sufficient high quality green infrastructure will be required to provide buffer zones and alternative destinations to help manage visitor pressure on the Broads and other nearby areas of national and international importance for biodiversity. It is particularly important that all proposals and policies in this strategy are read in conjunction with this policy and the need to have no detrimental effects on Special Protection Areas (SPAs), Special Areas for Conservation (SACs) and Ramsar sites. These internationally designated sites are protected under the Habitats Regulations. To reflect the findings of the Habitats Regulation Assessment of the JCS, the policy places a particular focus on their protection in relation to water quality, water resource and visitor pressures.

5.9 A proposed green infrastructure network (see map on page 29) for the whole Greater Norwich area has been identified to inform more detailed policies elsewhere in LDFs and the green infrastructure priority areas supporting growth locations set out on page 62.

## **References**

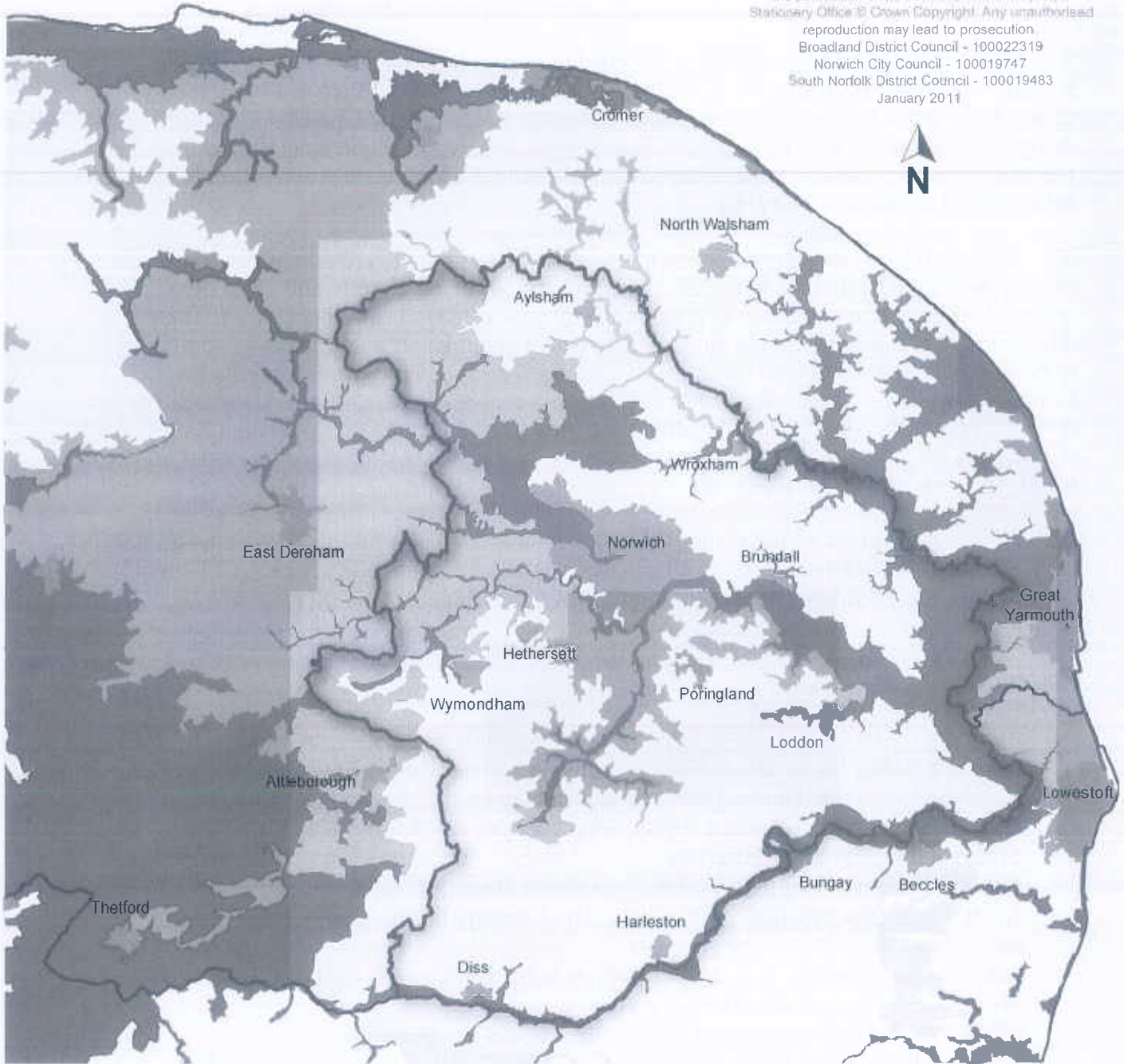
### *05 Area-wide policies, Policy 1*







- Planning Policy Statement 1 (PPS1) Delivering Sustainable Development
- Planning Policy Statement 5 (PPS 5) Planning for the Historic Environment
- Planning Policy Statement 9 (PPS 9) Biodiversity and Geological Conservation
- East of England Plan Policies ENG1, ENG2, WAT1, WAT4 and ENV1-7
- Strategic Flood Risk Assessment
- Greater Norwich Integrated Water Cycle Study Stage 2b (2009)
- Sustainable Energy Study for the Joint Core Strategy for Broadland, Norwich, and South Norfolk (2009)
- Historic Characterisation and Sensitivity Assessment (Norfolk County Council 2009)
- The Code for Sustainable Homes
- BREEAM: the Environmental Assessment Method For Buildings
- Greater Norwich Development Partnership Green Infrastructure Study (2007)
- Greater Norwich Green Infrastructure Delivery Plan (2009)
- Appropriate Assessment of the JCS of Broadland, Norwich and South Norfolk
- Norfolk Biodiversity Partnership: Norfolk Ecological Network (2007)
- CNC Building Control

# Biodiversity Enhancement Areas

Source: Report of Ecological Mapping Network for Norfolk  
 The biodiversity areas information shown on this map is indicative only. The map illustrates information about opportunities at a strategic level and does not indicate a constraint on development.

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 Broadland District Council - 100022319  
 Norwich City Council - 100019747  
 South Norfolk District Council - 100019483  
 January 2011



-  Norfolk County Boundary
-  Greater Norwich Boundary
-  Urban Areas
-  Core Area
-  Buffer fragmented habitats
-  Extend & link fragmented habitats

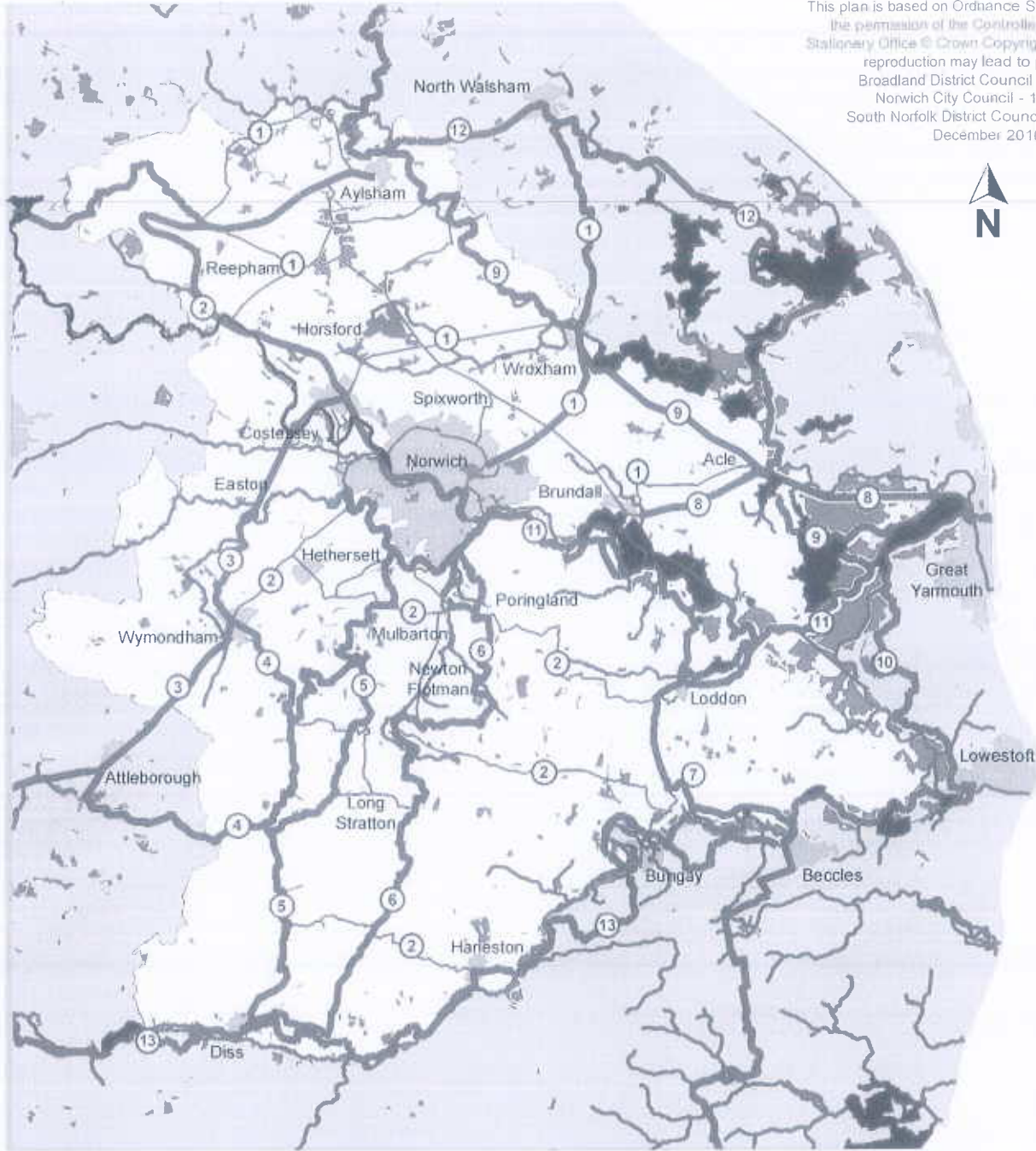








# Proposed Green Infrastructure Network for the Greater Norwich Area

Source: Greater Norwich Green Infrastructure Study 2007

The Green Infrastructure opportunities on this map are indicative only. The map illustrates information about opportunities at a strategic level and does not indicate a constraint on development.

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 South Norfolk District Council - 100019483  
 December 2010.



-  Local Green Infrastructure Corridors
-  Sub-Regional Green Infrastructure Corridor
-  Existing Main Urban Areas
-  River Valleys & Wetlands
-  Existing Green Infrastructure Sites  
(Strategic Open Spaces & Core Biodiversity Areas, including SSSIs)
-  European & International Designated Wildlife Sites

- ① North East Norwich - Wroxham - North Walsham Corridor
- ② Norwich - Reepham - Aylsham Corridor
- ③ North West Norwich - Wymondham - Attleborough - Thetford Corridor
- ④ South West Norwich - Wymondham - Attleborough Corridor
- ⑤ South Norwich - Mulbarton - Diss Corridor
- ⑥ South Norwich - East Diss Corridor
- ⑦ Loddon - Beccles - Lowestoft Corridor
- ⑧ Aylsham - Wroxham - Acle - Great Yarmouth Corridor
- ⑨ East Norwich - Brundall - Acle - Great Yarmouth Corridor
- ⑩ Great Yarmouth - Lowestoft Corridor
- ⑪ East Norwich - The Broads - Great Yarmouth Corridor
- ⑫ Acle - North Walsham - Aylsham - Cromer Corridor
- ⑬ Lowestoft - Beccles - Bungay - Harleston - Diss - Thetford Corridor
- ① Northern Greater Norwich Area Green Infrastructure Corridor Network
- ② Southern Greater Norwich Area Green Infrastructure Corridor Network



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## **Policy 2: Promoting good design**

All development will be designed to the highest possible standards, creating a strong sense of place.

In particular development proposals will respect local distinctiveness including as appropriate:

- the historic hierarchy of the city, towns and villages, maintaining important strategic gaps
- the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways'
- the landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area
- townscape, including the city and the varied character of our market towns and villages
- provision of landscaping and public art
- the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place
- the need to increase the use of public transport, including through 'public transport oriented design' for larger development
- designing out crime
- the use of sustainable and traditional materials
- the need to design development to avoid harmful impacts on key environmental assets and, in particular SACs, SPAs and Ramsar sites

This will be achieved by ensuring that:

- major development areas providing over 500 dwellings or 50,000m<sup>2</sup> of non-residential floorspace, and areas of particular complexity will be masterplanned using an inclusive, recognised process demonstrating how the whole scheme will be provided and ensuring that it is well related to adjacent development and infrastructure
- all residential development of 10 units or more will be evaluated against the Building for Life criteria published by CABI (or any successor to this standard), achieving at least 14 points (silver standard)
- Design and Access Statements for non residential development will show how the development will meet similar high standards

*Contributes to spatial planning objectives 8, 9, 10 and 11*

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5.10 Good design can make the difference between a high quality and successful development and a mediocre or unsuccessful one. Development at any scale and location should make a positive contribution to providing better places for people. The quality of the local environment plays a crucial role in the economic success of the area. Research undertaken by the Work Foundation found that only a limited number of city regions, such as Norwich, have the prerequisites to promote the knowledge economy. These include a high quality environment. The research concludes that cities like Norwich should build on their strengths and promote local distinctiveness through high quality design. This promotes knowledge economies both tangibly, through physical improvements, and intangibly, by developing a reputation as a good place to do business. With the scale of development

required, it is particularly important that the highest possible standards are achieved. The East of England Plan places particular emphasis on the importance of the historic environment of Norwich, and values the market towns and villages.

5.11 The Norwich area is of unusual landscape complexity where five distinct countryside character areas converge. A number of areas are of special historic and cultural significance. The urban edge is particularly sensitive and extensions to urban areas, whether of Norwich or the market towns, should take account of the need to enhance its character, appearance, recreational potential and biodiversity value. The 'gateways' are places where landscape and townscape changes, such as where the countryside and urban area meet, or main entrances into the city centre and town centres, for example, and on the River Yare where the Broads landscape and the Norwich built up area meet at Whitlingham and Trowse. Developers will therefore have to take account of local evidence in preparing their Design and Access Statements, including Landscape Character Assessments and Conservation Area Appraisals as appropriate.

5.12 Masterplanning for large-scale developments and areas of particular complexity (for example within the city centre) must embrace the principles of urban design, and must also examine carefully how development, including infrastructure, can be progressed logically and implementation in full can be ensured. Further guidance on the inclusion of public art will be developed through masterplans and local development documents.

5.13 To ensure the required high standards are achieved, residential development will apply the Building for Life model of residential design excellence, produced by CABI and the Home Builders Federation. At least a 'silver standard' will be expected. Though achieving the highest level is not a policy requirement, it is anticipated that over time an increasing proportion of development will achieve the 'gold standard'. Many of the principles set out in Building for Life are applicable to non-residential development, and a similar approach will be adopted when assessing development proposals. National standards, if defined, will be adopted for this assessment.

## **References**

### *05 Area-wide policies, Policy 2*

- Planning Policy Statement 5 (PPS 5) Planning for the Historic Environment
- Broadland Landscape Character Assessment
- South Norfolk Conservation Area Appraisals
- Norwich City Centre Conservation Area Appraisals
- Design and Access Statements: How to write and use them
- Creating successful masterplans
- Building for Life
- Ideopolis: Knowledge City Regions (2006)
- Manual for Streets
- Planning Policy Statement 1 (PPS1): Delivering Sustainable Development
- East of England Plan
- Historic Characterisation and Sensitivity Assessment (Norfolk County Council 2009)