

Appendix 2: Policies and other guidance

Norwich City Council planning policies relevant to River Wensum Strategy

<u>Joint Core Strategy for Broadland, Norwich and South Norfolk (2014)</u>	
Policy Number & Title	Description
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.
Policy 2: Promoting good design.	All development will be designed to the highest possible standards, creating a strong sense of place.
Policy 3: Energy and water.	Development in the area will, where possible, aim to minimise the reliance on non-renewable high-carbon energy sources. The release of land for development will be dependent on there being sufficient water infrastructure to meet the additional requirements.
Policy 4: Housing delivery.	Allocations will be made to ensure at least 36,820 new homes can be delivered between 2008 and 2026, of which 33,000 will be within the Norwich Policy Area.
Policy 5: The economy.	The local economy will be developed in a sustainable way to support jobs and economic growth both in urban and rural locations.
Policy 6: Access and transportation.	The transportation system will be enhanced to develop the role of Norwich as a Regional Transport Node, particularly through the implementation of the Norwich Area Transportation Strategy.
Policy 7: Supporting communities.	All development will be expected to maintain or enhance the quality of life and the well being of communities and will promote equality and diversity, and protect and strengthen community cohesion.
Policy 8: Culture, leisure and entertainment.	Existing cultural assets and leisure facilities will be maintained and enhanced.
Policy 11: Norwich City Centre.	The regional centre role will be enhanced through an integrated approach to economic, social, physical and cultural regeneration to enable greater use of the city centre.
Policy 12: The remainder of the Norwich urban area, including the fringe	The Norwich urban area will be expanded through significant growth in the Old Catton, Sprowston,

parishes.	Rackheath, Thorpe St Andrew growth triangle.
Policy 18: The Broads.	In areas in close proximity to the Broads Authority area particular regard will be applied to maintaining and enhancing the economy, environment, tranquillity, setting, visual amenity, recreation value and navigational use of the Broads.

Norwich Development Management Policies Plan (2014)

Policy Number & Title	Description
DM1: Achieving and delivering sustainable development.	Development proposals will be expected to enhance opportunities for employment and education, to protect and enhance the physical, environmental and heritage assets of the city, help to combat the effects of climate change, provide a high level of safety and help to promote a mixed, diverse and inclusive community.
DM3: Delivering high quality design.	The following design principles will be given significant weight in assessing development proposals: gateways, long views, local distinctiveness and character, layout and siting.
DM5: Planning effectively for flood resilience.	All development proposals will be assessed and determined having regard to the need to manage and mitigate against flood risk from all sources.
DM6: Natural environment assets.	Development will be expected to take all reasonable opportunities to avoid harm, and to protect and enhance the natural environment of Norwich.
DM8: Provision of new open space.	Development leading to the loss of open space which is primarily used for sport or recreation will only be permitted where the proposal would result in an overall qualitative or quantitative improvement to recreational facilities, and the benefits to sport or recreation would outweigh to the loss of that open space.
DM9: The historic environment and heritage assets.	All development must have regard to the historic environment and take account of the contribution heritage assets make to the character of an area and its sense of place.
DM11: Protecting against environmental assets.	Development within specified distances from the sites identified as notifiable installations or the development or new notifiable installations must take account of any risks involved and the need for appropriate separation between hazardous installations and incompatible uses.

DM14: Meeting the needs of gypsies, travellers and travelling show people.	Gipsy and Traveller site at Swanton Road in close proximity to the river.
DM16: Supporting the needs of business.	Proposals which provide for or assist in the creation of high quality employment and business development, and inward investment, provide for the adaptation and expansion of local firms, and allow accessible and equitable job opportunities for all will be permitted with the sustainability objectives set out in policy DM1 and other policies.
DM18: Promoting and supporting centres.	Development for retail, leisure and other main town centre uses as defined in the NPPF, will be permitted within the city centre primary and secondary retail areas, large district centres and existing and proposed district centres as defined in appendix 4.
DM19: Encouraging and promoting major office growth.	In the priority areas for office development within the city centre, as defined on the policies map, development on all sites over 0.25 hectares will be expected to include an element of office floor space.
DM20: Protecting and supporting city centre shopping.	Managing change in the primary and secondary retail areas and large district centres.
DM23: Supporting and managing the evening and late night economy.	To enhance the vibrancy of the city centre and local and district centres, leisure uses and hospitality uses and late night entertainment uses will be permitted within specific areas, where they would not give rise to unacceptable amenity and environmental impacts which could not be overcome by the imposition of conditions.
DM28: Encouraging sustainable travel.	New development will be expected to be consistent with the criteria for sustainable development set out in policy DM1, particularly in the relation to reducing the overall need to travel. Development proposals with a frontage to the river Wensum which includes the route of the Riverside Walk will be required to make provision for the relevant section of the walk as part of the overall design of the development. Where development adjoins a navigable section of river opportunities should be taken to provide residential and/or commercial moorings, to facilitate access by water where appropriate and reasonably practicable to achieve.

Norwich Site Allocations Plan (2014)

Site Allocation	Future uses of the site
CC16: Land adjoining Norwich City Football Club, Kerrison Road.	The development of this site for a mix of uses will deliver high density housing and contribute to the regeneration of the wider east Norwich area, making efficient use of its highly accessible location close to public transport routes, the railway station, and the strategic cycle route network. Its current use for surface car parking is an inefficient use of the site.
CC12: Land at Wherry Road.	The site is suitable for high density housing development and will help deliver the JCS's housing target. The site is located in the city centre office area and leisure area, so office and/or leisure development may also be acceptable on the site.
CC8: King Street Stores.	The site is suitable for high density development given its location; a minimum of 20 dwellings is expected.
CC7: Land at Hobrough Lane, King Street.	The JCS identifies the site as being within an area of change, with a focus on residential and office development with possibly small scale retailing and improvements to the public realm, including an enhanced principal green link along the river. It is within the main leisure area of the city centre.
CC6: St Anne's Wharf and adjoining land.	Redevelopment of the site offers the opportunity to make better use of this valuable city centre site and to continue the development of a vibrant mixed use quarter in King Street, extending office, housing and tourism/leisure uses close to Dragon Hall and completing the strategic pedestrian and cycle link between Riverside and the rest of the city centre.
CC4: Land at Rose Lane and Mountergate.	The site is suitable for sustainably accessible mixed used redevelopment, with the main focus on office development. A significant element of high density residential development should be provided. Some food/drink, small scale retail and non-late night leisure uses should be included in the development, though these uses should not be dominant.
CC17a: Barrack Street	The site offers an important opportunity to bring forward an accessible office led mixed use development in the city centre. It will be important that housing is provided within the scheme to encourage sustainability and easy access for people from home to work.
CC17b: Whitefriars	The Whitefriars site offers another important opportunity for an office led development in the city centre. The site is suitable for office development although it has a temporary permission for a replacement surface car park.
CC21: Dukes Wharf.	Office led mixed use development of this derelict site will support the city centre's employment role and bring the site

	back into productive use, helping improve the vitality of this part of the city centre
CC30: Westwick Street Car Park.	Redevelopment of the site offers the opportunity to make better use of this valuable city centre site to continue the development of a vibrant mixed use quarter providing further housing in Westwick Street, and to extend the riverside walk.
R9: Deal Ground, Trowse.	A revised outline planning application (reference 12/00875/O) for the redevelopment of the Deal Ground and adjacent May Gurney site was submitted to the three relevant planning authorities (South Norfolk and the Broads Authority in addition to the City council) in April 2012. This application was granted outline permission on 12 July 2013, with all matters reserved except access. This proposes a maximum of 670 dwellings
R10: Utilities Site, Cremorne Lane.	The JCS identifies east Norwich (the city centre to the Deal Ground/ Utilities sites) for major physical regeneration providing opportunities for mixed use development and enhanced green linkages from the city centre to the Broads.
R11: Kerrison Road/ Hardy Road, Gothic Works.	The allocation of the site for housing-led mixed use development offers an opportunity to contribute to the regeneration of east Norwich through a high quality mixed use development scheme which will enhance this key gateway to the city.
R14: Land at East of Bishop Bridge Road.	The site is an accessible location for housing, opposite a local centre, close to the city centre and on a bus route.
R15: Land at Ketts Hill and Bishop Bridge Road.	Land at Ketts Hill and Bishop Bridge Road (0.6 hectares) is allocated for housing development. In the region of 30 dwellings will be provided.
R31: Heigham Water Treatment Works.	The site is allocated for housing led mixed use development with a potential to include a number of small industrial/business units.
R35: Land at Havers Road.	The site at Havers Road (2.25 hectares) is allocated for housing development. In the region of 100 dwellings will be provided.

Other relevant documents	
Document Name	Description
City Centre Conservation	The conservation area appraisals analyse and describe the character and appearance of an area. They should be used

Area Appraisal	alongside statutory planning policies, detailed guidance and site specific development briefs to provide additional information for development proposals.
Northern Riverside	
Cathedral Close	
Prince of Wales	
King Street	
St Mathews CA Appraisal	
Bracondale CA Appraisal	
Landscape and Trees	This Supplementary Planning Document (SPD) provides information for planning applicants to enable cost effective and efficient implementation of national planning and adopted Norwich Local Plan policies relating to trees, landscape and development.
Heritage Interpretation	This SPD promotes recognition of the importance of the historic environment through heritage interpretation measures and indicates the circumstances under which a heritage interpretation scheme may be required
Open space and play	The council's expectation in most circumstances is that open space and playspace should normally be provided on site for schemes over the size threshold specified in policy DM8. In circumstances where there is already a play area within 400m of the site, or where there are other factors precluding on site provision, developers may instead provide for the improvement, enhancement or reprovision of any such established play area or areas.
Affordable housing	National planning policy in the National Planning Policy Framework (NPPF) requires local authorities to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities'.

Link to Norwich Local Plan Policies Map:

<https://localview.norwich.gov.uk/MyNorwich/LocalPlan.html>

Broads Authority planning policies relevant to the River Wensum Strategy from the Core strategy and DPD

Broads Core Strategy (2007)	
Policy Number &	Description

Title	
CS1: Landscape Protection and Enhancement	Development and changes in land use/management must ensure that all aspects of the environmental and cultural assets of the broads' distinctive landscape are protected, enhanced and restored
CS3: The Navigation	The waterways as a whole are a core resource of the Broads. This policy recognises the need for protection of the navigation from development and changes in land management which are detrimental to its use
CS7: Environmental Protection	This policy seeks to ensure that the Environment is protected and enhanced by ensuring that all development addresses impacts on air quality, water quality, water resources and waste. Opportunities should be sought for incorporating measures to achieve resource efficiency, for re-use and recycling.
CS9: Sustainable Tourism	The tourism base in the Broads will be supported, widened and strengthened by encouraging new sustainable tourism and recreational facilities, protecting existing tourism employment and promoting diversification..
CS10: Sustainable Tourism	Gateways and entrances between the Broads and settlements will be created and those already existing will be enhanced.
CS13: Water Space Management	The water space will be managed in a strategic, integrated way and navigation and conservation interests will be maintained and enhanced.
CS14: Water Space Management	The provision of a range of short and long-term visitor moorings will be encouraged in order to ensure that visitor moorings are available in appropriate locations and where they are most needed, where they contribute to the management of a safe and attractive waterway and in settlements where services and facilities are available.
CS15: Water Space Management	To ensure that adequate water depths are maintained for safe navigation, and the disposal of dredged and cut material is carried out in ways that mitigate unavoidable adverse impacts on the environment. Beneficial use of dredgings will be encouraged.
CS16: Access and Transportation	<p>Improvements to transportation to, and to access facilities within the Broads will be sought in a manner and at a level which is compatible with sustainability objectives.</p> <p>Integration between alternative modes of transport will be sought to encourage visitors to arrive and travel within the Broads via sustainable modes of transport.</p>
CS17: Access and	Safe recreational access to both land and water and between

Transportation	the water's edge and the water will be protected and improved and managed in an integrated way
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Broads Authority Development Management Policies Plan (2011)

Policy Number & Title	Description
DP2: Landscape and Trees	Development will be permitted where it would not have a detrimental effect on, or result in the loss of significant landscape heritage or a feature of landscape or ecological importance including trees, woodlands or hedgerows.
DP3: Water Quality and Resources	Sufficient water infrastructure capacity to meet the additional requirements arising from a development should be in place before the development commences.
DP4: Design	All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate.
DP5: Historic Environment	New development will be expected to protect, preserve or enhance the fabric and setting of historic, cultural and architectural assets that give the Broads its distinctive character.
DP6: Re-use of Historic Buildings	The conversion or change of use of a statutorily protected or locally listed building or structure which makes a significant historical or architectural contribution to the character of the Broads will only be permitted in certain circumstances and where the development can be achieved in a way that preserves the structure's historic, cultural and architectural features and character.
DP11: Access on Land	This policy seeks to ensure that development proposals that need to be accessed by land are assessed in terms of their impact on the highways network and incorporate opportunities for increased sustainable public access.
DP12: Access to Water	This policy seeks to ensure that developments that support and encourage the use of waterways, including the provision of supporting infrastructure for navigation, such as the construction of jetties and walkways and the provision of electric hook up points are carried out in such a way that they will not have a detrimental effect on navigation or the other special features of the Broads.
DP13: Bank Protection	To ensure development proposals that include bank protection are carried out in an appropriate way taking account of the special features of the Broads and navigation interests.

	<p>Additional guidance is available from the Broads Authority</p> <p>http://www.broads-authority.gov.uk/planning/Planning-permission/design-guides</p>
DP16: Moorings	<p>To ensure developments that include new moorings are carried out in accordance with the Broads Authority's Mooring Strategy and take account of the interests of navigation and the special features of the Broads.</p> <p>Additional guidance is available from the Broads Authority</p> <p>http://www.broads-authority.gov.uk/planning/Planning-permission/design-guides</p>
DP25: New Residential Moorings	<p>Applications for permanent residential moorings will only be permitted in circumstances where the site is in a mooring basin, provides an appropriate range of services and facilities and would not have an adverse impact on navigation, the special features of the Broads or local amenity</p>

<u>Broads Authority Site Specific Policies Local Plan (2014)</u>	
Policy Number & Title	Description
NOR1: Utilities Site	<p>Policy NOR 1: Utilities Site</p> <p>Redevelopment of this area will be sought to realise its potential contribution to the strategic needs of the wider Norwich area. Redevelopment proposals will only be supported where they do not prejudice a comprehensive and deliverable mixed use scheme for the whole of the Deal Ground/Utilities Sites Core Area and deliver improvements for recreational access, enhanced green infrastructure and links across the Rivers Wensum and Yare between Norwich and Whitlingham Country Park.</p>

N.B. While these policies are currently relevant the Broads Authority is in the process of producing a new Local Plan and this document will not be finalised until 2018 at which time the Local Plan will be used to assess development proposals.