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Ms S Eastaugh
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Date: 11 December 2009

Dear Ms Eastaugh,

Greater Norwich Development Partnership Joint Core Strategy for Broadland, Norwich and South Norfolk – Proposed Submission (Regulation 29)

Thank you for consulting the Assembly on this matter.

The Regional Planning Panel Standing Committee considered the attached report at the meeting on 11 December 2009

The Committee agreed that the Joint Core Strategy for Broadland, Norwich and South Norfolk Proposed Submission document is in generally conformity with East of England Plan

This letter and Appendix A to the report constitute the Assembly's formal response to this consultation.

If you have any queries concerning this, or any other issue relating to conformity with the Regional Spatial Strategy, please contact myself or James Cutting, Team Leader - Strategy & Implementation (01284 729434 or james.cutting@eera.gov.uk).

Yours sincerely

HELEN DE LA RUE
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Regional Planning Panel Standing Committee

11 December 2009

Greater Norwich Development Partnership – Joint Core Strategy for Broadland, Norwich and South Norfolk – Proposed Submission Document

Report by Regional Secretariat

Purpose

To give a response to the Greater Norwich Development Partnership on the Joint Core Strategy for Broadland, Norwich and South Norfolk Proposed Submission consultation.

Recommendation

The Standing Committee is asked to consider that the Joint Core Strategy proposed submission document is in general conformity with the East of England Plan.

1. Introduction

- 1.1 The Greater Norwich Development Partnership (GNDP) has published (for consultation under Regulation 27 of the Town and Country Planning Act (Local Development) (England) (Amendment) Regulations 2008) the Proposed Submission document of the Joint Core Strategy (JCS) for the administrative areas of Broadland, Norwich and South Norfolk. The GNDP has requested an opinion of the document's general conformity with the Regional Spatial Strategy under Regulation 29 of the Act.
- 1.2 Consultation has been undertaken on the Joint Core Strategy in August 2008 (considered by the RPP Standing Committee on 12 September 2008) at that time locations for strategic growth were still being considered. Growth options for the Greater Norwich Area were finalised during consultation on revisions to Policy 5 of the Joint Core Strategy conducted in March / April 2009.
- 1.3 The Core Strategy presents strategy and policy for the period 2001 to 2026.
- 1.4 Consultation on the document is open from 2 November to 14 December 2009. The consultation document can be found at:
<http://www.gndp.org.uk/documents/?pageid=99>
- 1.5 The Joint Core Strategy key diagram is included as Appendix B to this report.

2. Background

- 2.1 The Joint Core Strategy (JCS) is being co-ordinated by the Greater Norwich Development Partnership (GNDP), an association of Norwich City Council, Broadland District Council, South Norfolk District Council, Norfolk County Council and the Broads Authority, which was formed in order to manage development and growth in the Greater Norwich Area.

- 2.2 The Greater Norwich Area (GNA) encompasses the Norwich Policy Area (NPA) and the districts of Broadland and South Norfolk, and covers an area of 1495 km² (577 miles²). The towns of Aylsham, Diss, Harleston and Wymondham, and the Key Service Centres of Blofield, Brundall, Hingham, Loddon, Long Stratton, Reepham and Wroxham are important centres for population and employment. The remainder of the GNA is a rural area characterised by small market towns, villages and hamlets.
- 2.3 The East of England Plan sets a minimum target of 37,500 new homes to be built in the GNA between April 2001 and March 2021, and assumes that at least 35,000 new jobs will be created in the same period.

3. Regional and Local context

- 3.1 At a regional level, planning guidance for the Greater Norwich Area is contained within the adopted East of England Plan (May 2008). In assessing this consultation document, all policies within the East of England Plan were considered.
- 3.2 The Joint Core Strategy will replace the Broadland District local Plan (Replacement), which was adopted in 2006, the City of Norwich Replacement Local Plan, adopted in 2004, and the South Norfolk Local Plan, adopted in 2003.

4. Comments

- 4.1 Growth options for the Norwich Policy Area have been finalised as:

Location	Favoured Options
Norwich	3,000
Broadland (smaller sites)	2,000
South Norfolk (smaller sites)	1,800
Old Catton / Sprowston / Rackheath	7,000
South West:	
Hethersett	1,000
Cringleford	1,200
Wymondham	2,200
Easton / Costessy	1,000
Long Stratton	1,800

The GNPD requested confirmation of conformity regarding the approach taken to settlement hierarchies in June 2009. An officer response, which was approved by the standing committee, concluded that “the approach taken recognises the different characteristics between areas, local housing needs and is not shifting the emphasis away from the growth within the Norwich Policy Area”.

- 4.2 During the Examination of the draft East of England Plan questions were raised about the development of the Norwich Northern Distributor Road (NDR). Regional policy has supported the scheme for several years. The East of England Plan Panel Report (published in June 2006) stated that “some form of relief/distributor route to the north of the city is almost certain to form one element among a package of transport measures in a sound core strategy for the NPA and we consider that this scheme should be assessed in this context” (para. 5.43).

4.3 The councils of Broadland District, Norwich City and South Norfolk District are commended for working together to develop this Joint Core Strategy for the Norwich Policy Area. The consultation document addresses an appropriate range of policy topics and issues to secure the implementation of the East of England Plan. The document contains detailed descriptions of policies and clear illustrations of spatial vision with coherent and concise presentation.

5. Recommendations

5.1 The Standing Committee is asked to consider that the Joint Core Strategy for Broadland, Norwich and South Norfolk proposed submission document is in general conformity with the East of England Plan.

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APPENDIX 1 - LOCAL DEVELOPMENT DOCUMENT CHECKLIST

PART ONE – DOCUMENT INFORMATION

LOCAL PLANNING AUTHORITY	Greater Norwich Development Partnership
DOCUMENT TITLE	Joint Core Strategy for Broadland, Norwich and South Norfolk
DOCUMENT TYPE	DPD
DOCUMENT STAGE	Proposed Submission
CONSULTATION START DATE	2 November 2009
CONSULTATION END DATE	14 December 2009

PART TWO – GENERAL POINTS

QUESTION	ANSWER	COMMENTS
Does the area covered lie within the Eastern Region?	Yes	
Are all references to the East of England Plan correct?	Yes	The document contains detailed references to regional policy.
Does the area covered include a key centre for development and change?	Yes	Norwich is a key centre for development and change (policies SS3 and NR1)
Are there any key issues covered by the document that are of strategic or regional importance?	Yes	Norwich is a preferred location for strategic growth (SS3, NR1) and a priority area for regeneration (SS5) and employment growth (E1). The city has strategic importance as a retail centre (E5), for tourism (E6), as a historic city (ENV6), for employment in the life-science sector (E3, E4), and as a regional transport node (T5). The Norwich area a transport investment priority (T15); the Norwich Northern Distributor Road has been identified as a strategic infrastructure scheme and is currently scheduled for delivery by 2013/14.

PART THREE – CONSISTENCY / CONFORMITY CHECKLIST

* Where local policy has been referenced against relevant RSS policy and there is no comment, it is considered to be in general conformity

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Is there a clear drive for sustainable development?	SS1	Objectives 1 – 12 Policy 1 Policy 7 Policy 9 Policy 10 – 17	The Core Strategy presents a comprehensive spatial portrait and vision for the area, including policy proposals for the ecotown / urban extension to the north-east of Norwich. Policies and objectives have a strong focus on sustainable development.
Is there a policy seeking to maximise the use of brownfield land and setting a minimum target of 60%?	SS2	Policy 11	Although there is an aim to maximise development on brownfield land, there is no specific target.
Is there a clear pattern of development for key centres, other towns and rural areas?	SS3, SS4	Policy 2, Policy 9 Policy 10 – 17 Policy 19	
Is there a policy to address regeneration?	SS5	Objective 4 Policy 10, Policy 11 Policy 12	
Is the role of city and town centres clear? Is there a clear retail hierarchy?	SS6	Policy 10 – 14	
Is there a policy dealing with land in the urban fringe, if appropriate	SS8	Policy 9 Policy 10	
Is the East of England Plan employment target met?	E1	Policy 5 Policy 13	
Is employment land protected?	E2	Policy 5 Policy 11 Policy 12	

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Are strategic employment sites promoted / supported?	E3	Policy 5 Policy 9	
Is there policy to support and sustain business clusters?	E4	Policy 5 Policy 9	
Are regionally significant town centres addressed?	E5	Policy 5 Policy 11	
Is tourism considered?	E6	Policy 5 Policy 11	
Is there a policy on the region's airports?	E7	Policy 6 Policy 9	
Is the East of England Plan housing target met? Is there a 15 year plan for housing delivery?	H1	Policy 4, Policy 9 Policy 10, Policy 13 Policy 14	
Is there an affordable housing policy and does it meet the East of England Plan target?	H2	Policy 4	The affordable housing target of 40% is supported.
Is there policy to address the accommodation needs of Gypsies and Travellers?	H3	Policy 4 Policy 10	
Is there policy to address the accommodation needs of Travelling Show People?	H4	Policy 4	
Is there a policy dealing with culture and leisure?	C1 and C2	Policy 2, Policy 5 Policy 8, Policy 11	
Are Regional Transport Strategy Objectives addressed?	T1	Policy 6, Policy 9 Policy 10, Policy 11 Policy 12	

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Is there a policy seeking to try and change travel behaviour?	T2, T13	Policy 1, Policy 2 Policy 6, Policy 10	
Is there policy for urban / rural / local transport?	T4, T7, T8	Policy 6 Policy 10	
Is inter-urban public transport addressed?	T5	Policy 6	
Is there a policy seeking to enhance provision for non-motorised forms of transport?	T9	Policy 2, Policy 6 Policy 10, Policy 11 Policy 12	
Is freight movement addressed?	T10	Policy 6	
Is there a policy on parking management?	T14	Policy 9	
Do any transport schemes promoted match regional priorities?	T15	Policy 6 Policy 9 Policy 10 Policy 12	<p>Regional policy supports proposals for the Norwich Northern Distributor Road (NNDR). The East of England Plan Panel Report (published in June 2006) stated that development of the NNDR is 'essential to improve the quality of life in residential areas, aid rural regeneration ... and facilitate urban expansion'. Urban growth policies of the JCS are consistent with this approach. Development of the NNDR is currently scheduled for pre 2013/14. Improvements to the A11 and A47 are under consideration.</p> <p>Provision of a bypass on the A140 at Long Stratton is not currently included in regional transport objectives.</p>
Is there a policy dealing with green infrastructure?	ENV1	Policy 1, Policy 2 Policy 9 Policy 10 -12 Policy 18	

QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
Are landscape, wildlife, woodland & geological conservation considered?	ENV2 ENV3 ENV5	Policy 1 Policy 18	The JCS presents an ambitious plan for a multi-functional network of green spaces and links. The network will require significant co-ordination to link fragmented habitats. There could be potential for agri-environment schemes to be linked with this network. While further detail will be for further development plan documents to deliver, the implementation framework does clearly set out how this network will be developed.
Is agricultural land protected?	ENV4	Policy 5	
Are conservation and enhancement of the historic environment addressed?	ENV6	Policy 1 Policy 2 Policy 11	
Is the achievement of a high quality built environment addressed?	ENV7	Policy 1 Policy 2	
Is there a policy dealing with sustainable construction?	ENV7	Policy 2 Policy 3	
Is there a policy dealing with the reduction of CO ₂ emissions?	ENG1	Policy 1 Policy 3 Policy 10	
Is there a policy dealing with renewable energy including the setting of a target?	ENG2		
Is there policy ensuring water efficiency?	WAT1	Policy 1 Policy 3	
Is water infrastructure addressed?	WAT2	Policy 3 Policy 10	

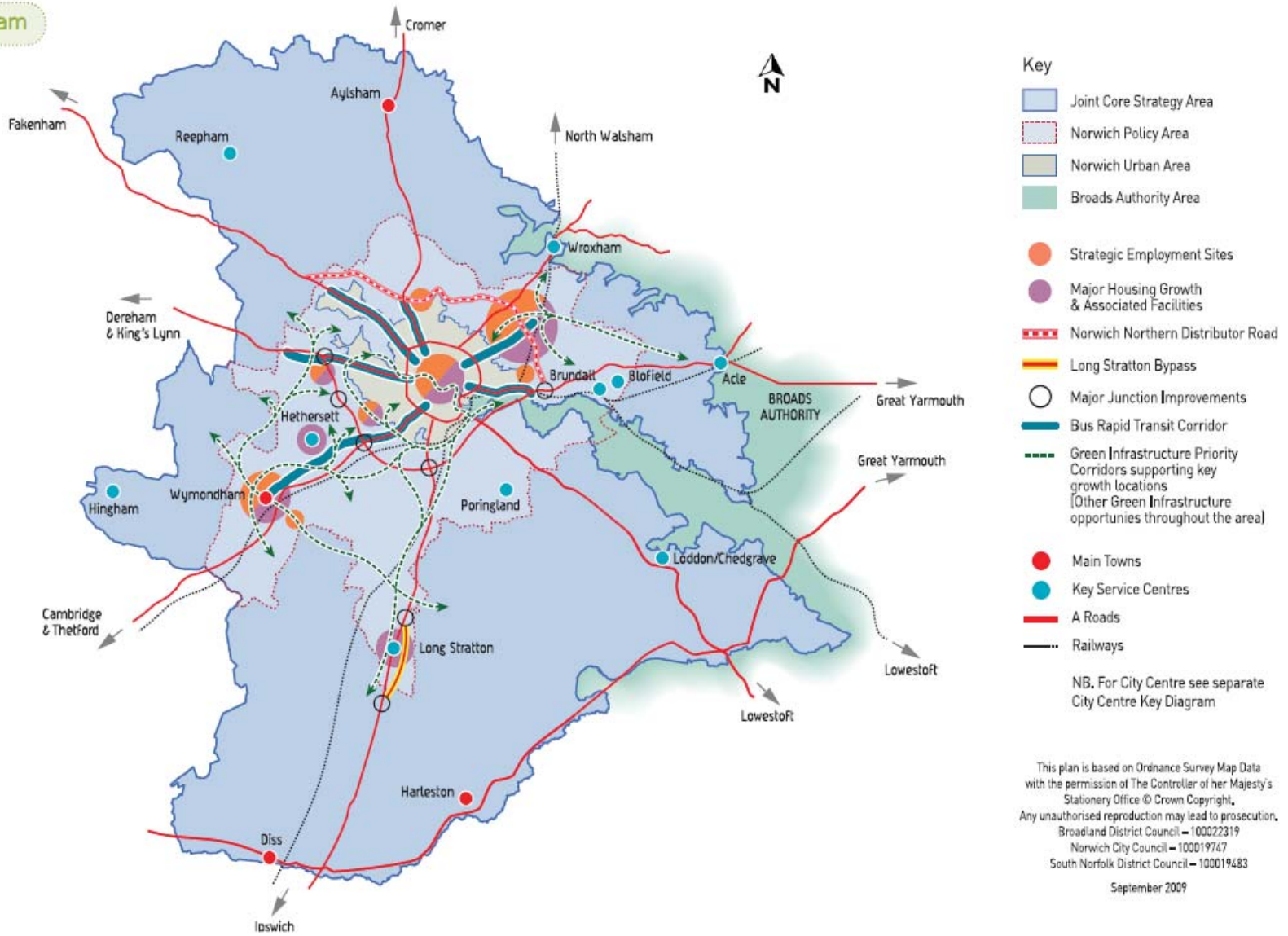
QUESTION	RSS POLICY	LOCAL POLICY	COMMENTS
<p>Are there policies dealing with integrated water management and with sustainable drainage technologies?</p> <p>Is there a policy dealing with flood risk management?</p>	WAT3 WAT4	Policy 1 Policy 10	
Are there policies dealing with waste management?	WM1 – WM8	Policy 1 Policy 10	The possibility of combining waste management with production of renewable energy should be promoted as proposals are developed. Policy WM8 advises local authorities to introduce innovative waste management schemes, particularly within growth areas, within new development.
Do any policies for key centres of development and change apply?	NR1	Policy 9 Policy 10 Policy 11	
Are there any policies dealing with implementation and monitoring?	IMP1 and IMP2	Policy 20 Appendix 7	The implementation framework sets out an impressive and clearly evidenced framework of identified infrastructure needs.

PART FOUR – OVERALL ASSESSMENT

QUESTION	ANSWER	COMMENTS
Is the DPD in general conformity with the RSS?	Yes	The Joint Core Strategy for Broadland, Norwich and South Norfolk is in general conformity with the East of England Plan.

Appendix B

Key Diagram



(GNDP – Joint Core Strategy proposed submission document – November 2009)