

Greater Norwich Development Partnership

Date: Tuesday 29 January 2019

Time: 2.00 pm

Venue: Council Chamber Broadland District Council

Board Members:

Broadland District Council:

Cllr Sue Lawn

Cllr Ian Moncur

Cllr Shaun Vincent (Chairman)

South Norfolk Council:

Cllr Charles Easton

Cllr John Fuller

Cllr Lisa Neal

Norwich City Council:

Cllr Paul Kendrick

Cllr Mike Stonard

Cllr Alan Waters (Vice-Chairman)

Norfolk County Council:

Cllr Stuart Clancy

Cllr Tim East

Cllr Martin Wilby

Broads Authority:

Melanie Vigo di Gallidoro

Officers:

Trevor Holden

Phil Courtier

Dominic Chessum (Comms)

Debbie Lorimer

David Moorcroft

Graham Nelson

Tom McCabe

Vincent Muspratt

Marie-Pierre Tighe

AGENDA

	Page No
1. To receive Declarations of Interest	
2. Apologies for Absence	
3. <u>Minutes of the meeting held on 26 September 2018</u>	4 – 8
4. Matters arising therefrom (if any)	
5. Questions	
To consider any questions received from members of the public in accordance with the Board's Terms of Reference.	
6. <u>Towards a Strategy</u>	9 – 19
To consider a proposed approach for developing a Planning Strategy for Growth for the draft Greater Norwich Local Plan.	
7. <u>New, Revised and Small Sites Consultation – Feedback on Responses</u>	20 – 23
To receive a high level summary of consultation responses received on new, revised and small sites for the Greater Norwich Local Plan.	

FOR FURTHER INFORMATION PLEASE CONTACT:

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If you would like this agenda in large print, audio, Braille, alternative format or in a different language, please call Mike Burrell, Greater Norwich Planning Policy Manager on 01603 222761 or email mike.burrell@norfolk.gov.uk



Please call Mike Burrell, Greater Norwich Planning Policy Manager on 01603 222761 or email mike.burrell@norfolk.gov.uk in advance of the meeting if you have any queries regarding access requirements.

Greater Norwich Development Partnership Board Meeting Minutes

Date: Wednesday 26 September 2018

Time: 2.00 pm

Venue: Council Chamber, Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Board Members:

Broadland District Council:

Cllr Ian Moncur, Cllr S Lawn, Cllr Shaun Vincent

Norwich City Council:

Cllr Paul Kendrick, Cllr Mike Stonard, Cllr Alan Waters

South Norfolk Council:

Cllr John Fuller, Cllr Lisa Neal

Norfolk County Council:

Cllr Tim East, Cllr Martin Wilby

Broads Authority

Melanie Vigo di Gallidoro

Officers in attendance: Mike Burrell, Phil Courtier, Marie-Pierre Tighe, Phil Morris and Graham Nelson.

1. DECLARATIONS OF INTEREST

The Chairman advised the meeting that through his consultancy Abzag, he was promoting, on behalf of the landowner, a site for residential development in Colney through the Greater Norwich Local Plan. When this site was under consideration he would declare a disclosable pecuniary interest and shall vacate the chair and leave the room.

In the interests of transparency, he also brought to the Board's attention, that his father, Malcolm Vincent, through his company Vincent Howes, was promoting, on behalf of the landowners, a site for residential development in Costessey/Bawburgh through the Greater Norwich Local Plan. In this case under the provisions of the Code of Conduct, there was no interest to declare which would prevent him from participating in the debate and chairing the meeting.

He added that he would be declaring the same interests when chairing Broadland's Place Shaping Panel and when as a Member of Broadland District Council's Cabinet and Council GNLP matters were considered.

Cllr John Fuller advised the meeting that he owned some employment land in Seething.

2. APOLOGIES FOR ABSENCE

Apologies were received on behalf of Cllr Charles Easton and Cllr Stuart Clancy.

3. MINUTES

The Minutes of the meeting held on 9 June 2018 were agreed as a correct record.

Minute no. 3 – Questions for the Public

In respect of the concerns expressed by Dickleburgh and Rushall residents about the names of respondents to the Greater Norwich Local Plan (GNLP) being visible online, the Greater Norwich Planning Policy Manager confirmed that legal advice had confirmed that there was no requirement for names to be published online, but it was considered to be good practice as when the GNLP was taken to Examination the names of respondents would need to be attributable. Publishing names would also help preclude multiple responses by an individual and help maintain the integrity of the consultation process.

It was also confirmed that this would not breach General Data Protection Regulations, as it was made clear when respondents submitted comments that their names would be published.

A Member emphasised that it was important to receive as many comments as possible on the GNLP and that obstacles should not be put in the way of this. He suggested that if an individual wished their identity to be withheld they could make their case to the Monitoring Officer, who could decide and uphold their request if it was found to be valid.

The Monitoring Officer could also arbitrate in cases where multiple comments by a single individual were suspected.

RESOLVED

that it be made clear to respondents to the GNLP consultation that their identity could be withheld from publication, if they made a valid case to do so.

4. QUESTIONS FROM THE PUBLIC

There were no questions from the public.

5. THE GREATER NORWICH LOCAL PLAN DRAFT STATEMENT OF CONSULTATION

The report presented the first draft of the Greater Norwich Local Plan Statement of Consultation.

The draft covered the Growth Options elements of the consultation and provided an overview and summaries of the responses received.

RESOLVED

that the constituent authorities note the content of the report and its appendix which provides a detailed summary of responses made to the Greater Norwich Local Plan (GNLP) Regulation 18 Growth Options consultation in early 2018. The appendix is the first draft of the Statement of Consultation which will be submitted to the Secretary of State with the GNLP.

6. THE GREATER NORWICH LOCAL PLAN REGULATION 18 FOCUSED SITES CONSULTATION

The report provided details of over 200 additional and revised sites that had been proposed through the Regulation 18 consultation that had taken place between January and March 2018.

These new sites would provide a wider choice in more locations for strategy development. Each site over five dwellings would be subject to a site assessment and updated analysis for each settlement.

The Chairman suggested that the title of the consultation could give the wrong impression and that 'focussed' should be replaced by 'new and revised'. It was also emphasised that this would be an additional consultation on new sites and any comments made in respect of the earlier Regulation 18 Growth Options and Site Proposals consultation did not need to be made again.

RESOLVED

that the constituent authorities agree the content of the forthcoming consultation on additional sites which have been submitted to the Greater Norwich Local Plan, known as the Regulation 18 new, revised and small sites consultation.

7. THE NATIONAL PLANNING POLICY FRAMEWORK AND GREATER NORWICH LOCAL PLAN

The report set out key changes to the National Planning Policy Framework and how they would affect plan-making and implementation locally.

Overall, the main changes to the NPPF aimed to promote strategic planning, with joint working across boundaries and support for the delivery of housing

and the infrastructure to support growth as well as strong environmental protection and enhancement measures.

Therefore, plan-making would need to take account of design standards, bio-diversity net gain, sustainable access to sites, co-location of housing and employment areas and the delivery of a greater diversity of homes for different markets i.e. smaller sites, increased housing density, the sub-division of larger sites and village growth.

Members were advised that the Greater Norwich authorities had worked together to produce a joint strategic plan for over a decade, so Greater Norwich was already well prepared for these requirements.

The Duty to Cooperate over cross boundaries had also been strengthened to a Statement of Common Ground in order to meet stronger more consistent expectations.

There was an expectation of a more flexible and proportionate approach to plan making, to allow housing, leisure and economic development to be combined to produce the most effective outcomes. This flexible approach was underlined by the new NPPF requirement for 'an appropriate strategy', rather than 'the most appropriate strategy'.

There would also be rolling five year reviews of plans, which would mean that work on them would be continuous.

The Government's agreed methodology for calculating housing need had not been clarified yet, but it is a working assumption that the additional 7,200 homes on top of the existing housing allocation in the GNLP would be sufficient to cover any changes.

The NPPF had also introduced a Housing Delivery Test (HDT), which measured net additional dwellings provided over the previous three years against the homes required. A decision would be required to indicate whether the three districts would be measured separately or jointly for the HDT.

In response to a query about land banking Members were advised that the forthcoming Letwin Review, which was looking at the causes of the gap between housing completions and the amount of land allocated or with planning permission, was likely to favour conditional allocations and possibly a streamlining of Compulsory Purchase powers to incentivise development.

RESOLVED

that the constituent authorities note the content of this report which summarises recent changes to the National Planning Policy Framework and how they will affect plan-making and implementation locally.

8. DATE OF NEXT MEETING

A GNDP workshop on policy development would take place on Tuesday 13 November 2018.

The next meeting of the GNDP Board would be on Tuesday 29 January 2019.

The meeting closed at 2.33 pm.

TOWARDS A STRATEGY – GREATER NORWICH DEVELOPMENT PARTNERSHIP

RECOMMENDATION

It is recommended that the Board endorses the proposed approach set out in this report as the basis for developing the planning strategy for growth for the Draft Greater Norwich Local Plan (Regulation 18) to be consulted on in Autumn 2019.

1. INTRODUCTION

- 1.1. This report proposes a high-level planning strategy to guide the preparation of the Regulation 18 draft of the Greater Norwich Local Plan (GNLP) due for consultation later this year.
- 1.2. In June and September 2018 the Board considered feedback on the Growth Options consultation which included several questions related to strategic issues. Members are invited to refer to these reports.
- 1.3. A primary purpose of a local plan is to provide a planning strategy for the pattern and scale of development. This strategy must be illustrated on a key diagram. The proposed strategy set out in this report takes account of economic growth potential, housing need, protection and enhancement of the environment, national planning policy requirements, regional economic issues and consultation feedback.
- 1.4. The proposed strategic distribution of growth is a starting point to guide more detailed work on the draft GNLP. This further work will include more detailed analysis and investigation including: infrastructure needs assessment; Habitats Regulations Assessment (HRA) considerations; and, Sustainability Appraisal (SA). Subject to the outcome of this more detailed analysis and investigation, it may be necessary to amend the strategy. Any amendments will be reported to members as required.
- 1.5. This report discusses two types of flexibility. In the first instance the strategy outlined in the report is intended to provide a reasonably broad guide at this time, rather than being definitive, as it will need to provide the opportunity to flex through the plan making process as further evidence is gathered and sites are appraised. Secondly, the GNLP, when adopted, will need the flexibility to support economic growth and the delivery of housing need, by providing additional growth opportunities through delivery buffers, windfall and contingency sites.
- 1.6. Member support for this broad strategy will enable more detailed work on site selection to be undertaken. This will allow consultation to take place to timetable on the draft GNLP in Autumn 2019. The draft plan will include the strategy, site allocations and area wide policies for the period to 2036. Existing local plans mainly plan to 2026.

2. EMPLOYMENT

- 2.1. The National Planning Policy Framework (NPPF) requires local plans to set out an economic strategy.
- 2.2. Evidence suggests that the Greater Norwich economy has grown by around 20,000 jobs since 2008 (the Joint Core Strategy base date) and 30,000 since 2011 (the low point after the recession). Providing the right sites in the right places for sectors with the greatest economic potential will support continued growth and a vibrant economy.
- 2.3. Local evidence has shown that the total amount of allocated and permitted employment land is more than sufficient to provide for expected and promoted growth. There may be a local need for some new small-scale allocations to provide for jobs growth in towns and villages, providing local job opportunities and supporting a vibrant rural economy.
- 2.4. Evidence demonstrates that existing strategic employment locations in Norwich City Centre, the Norwich Airport area, Rackheath, Broadland Business Park, Broadland Gate, Norwich Research Park (NRP), Wymondham/Hethel, Longwater and the Food Enterprise Zone have the potential to support jobs and businesses in the key growth sectors identified in the Norfolk and Suffolk Economic Strategy (NSES). The strategic employment areas are generally supported by good quality infrastructure and nearby housing, either existing or planned.
- 2.5. These strategic sites also support the Cambridge Norwich Tech Corridor initiative – supporting a globally significant axis between the Cambridge University and UEA/NRP. The Tech Corridor links to two nationally significant growth corridors: London-Stansted-Cambridge and the Cambridge - Milton Keynes-Oxford Arc (CaMkOx). The Greater Cambridge Partnership identifies all these areas including the Cambridge Norwich Tech Corridor for “360 degree” collaboration to meet substantial growth potential.
- 2.6. Government funding will be linked to the delivery of the NSES and the forthcoming Local Industrial Strategy. Supporting and demonstrating a link to nationally significant growth corridors will assist in attracting inward investment and accessing funding opportunities.

3. HOUSING

- 3.1. The Government recently consulted on a revised methodology for deriving local housing need. This gives an annualised need of 2,066 homes per annum. While the methodology is still at consultation, and the figures are draft, experience suggests that it is likely to be confirmed as the standard approach.

- 3.2. Using the Government's consultation version of the standard methodology for calculating housing need, and re-basing the figures to 2018, suggests that the **housing need** to 2036 is **37,200 homes**.
- 3.3. The standard method identifies a minimum annual housing need figure. It does not produce a housing requirement.
- 3.4. To provide for general uncertainty (such as delayed or slow delivery, and fallout of permissions), a delivery buffer of 10% was proposed for last year's Growth Options consultation. Applying a **10% delivery buffer** would give a plan requirement of **40,900 dwellings**.
- 3.5. **Existing commitment** in April 2018 was **34,100** homes.
- 3.6. So new sites need to be identified for at least **6,800 homes** (40,900 -34,100). This figure is very close to the 7,200 additional homes consulted on in 2018. Continuing with a target for allocations of **7,200 homes** provides a slightly larger buffer of 11%.
- 3.7. The Government encourages authorities to consider higher levels of growth. Windfalls provide additional potential delivery. GNLP policy will support appropriate windfall development, including small scale sites in villages. Further work is underway to assess the potential scale of windfall development and the current assumption is in the region of **5,000 dwellings**. By definition, some level of windfall will happen; demand will determine whether it is instead of, or in addition to, allocated growth. Our overall approach, including to windfalls, builds in flexibility to support higher than trend economic growth incorporating the City Deal.
- 3.8. The deliverability of currently committed sites will be subject to scrutiny through the local plan examination. Work is ongoing to assess this and it is likely that it will not be possible to demonstrate that all the existing commitment will be delivered before 2036. At this stage it would be advisable to consider potential contingency sites should these prove to be required (see table 1 below).

4. STRATEGY FOR THE DISTRIBUTION OF GROWTH

- 4.1. The current commitment of housing and employment land is large and will shape the GNLP strategy. All the existing allocations, including Area Action Plans, derive from the current Joint Core Strategy (JCS). These allocations have been demonstrated to be sustainable and, except for some small sites where delivery is unlikely, it is proposed that they will be carried forward in the GNLP (N.B. as indicated in 3.8 above evidence may suggest that some delivery of existing allocations could take place after 2036).
- 4.2. Most committed growth is focussed on our major economic assets, extending on a north east to south west axis from the Broadland Growth Triangle,

through the Norwich urban area to the A11 corridor, including Hethersett and Wymondham. The proposed strategy for the GNLP will expand on this existing approach to provide for more growth in market towns and villages across the area to support vibrant rural communities.

- 4.3. The Growth Options consultation identified six reasonable alternatives for the distribution of the additional growth needed in the GNLP. All the options included some growth in villages in the “baseline”. Based on sustainability appraisal work, the consultation document concluded that options with more dispersal are more likely to address the draft plan objective to deliver homes and would increase social sustainability in rural areas by providing opportunities for people to continue to live in villages. More concentrated options perform better in relation to plan objectives that seek to improve air quality, reduce the impact of traffic, address climate change issues, increase active travel and support economic development. However, it is recognised that the impacts on air quality and climate change should begin to moderate with the increasing roll out of electric vehicle technology. The majority of consultees who expressed a view supported the more concentrated options (i.e. Option 1 *Concentration close to Norwich*; Option 2 *Transport corridors*; and Option 3 *Supporting the Cambridge-Norwich Tech corridor*), although there was also some support for village development.
- 4.4. The Growth Options consultation made it clear that *“the strategy chosen for the ... plan in 2019 may be an amalgam of the options. The options aim to provide a framework for considering different strategic approaches”*. Since that consultation evidence and context continue to evolve, for example, the NPPF has been released and the Britvic/Unilever site has potentially become available.
- 4.5. Based on national policy requirements, sustainability, local evidence and consultation feedback, the proposed strategy in this report combines three key elements of the Growth Options i.e. urban concentration; dispersed growth to sustainable locations in more rural parts; and, supporting the Cambridge Norwich Tech corridor. The following principles for developing the preferred strategy for the distribution of the additional growth to 2036 are proposed:
 - (a) Maximise brownfield development in the Norwich urban area. The availability of the Britvic/Unilever site will be significant, although the potential for housing and/or employment uses on the site is unclear at this time. The potential Secretary of State call in of the recent decision to grant planning permission for over 1,200 dwellings at Anglia Square adds further uncertainty;
 - (b) The plan making process requires **reasonable alternatives** to policies to be tested. The six Regulation 18 Growth Options are the main reasonable alternatives and there will also be some more detailed alternatives to the preferred approach. These include consideration of the larger sites listed in table 1 below and/or differences in the ranges within Main Towns and Key Service Centres for example;

- (c) To demonstrate that the approach is sustainable and deliverable, the scale of growth needs to broadly follow the settlement hierarchy already consulted on as this reflects access to services and jobs;
- (d) In line with Government advice, to maximise delivery only a limited number of new very large sites (500+) should be considered and only allocated where delivery can be demonstrated;
- (e) No new settlement is proposed at this time as: a significant proportion of the existing commitment is already on large sites; a significant number of smaller sites have been submitted which, if sustainable, can provide a more balanced range; and, the establishment of any new settlement is likely to take a long time. However, the situation could be kept under review, taking particular account of evidence that can demonstrate delivery. A location could be promoted for the future if it is considered to be an appropriate long-term option;
- (f) HRA issues suggest that housing locations at a greater distance from key internationally important habitats, such as those in the Broads, are likely to have less impact;
- (g) Demonstrating support for the Cambridge Norwich Tech Corridor and its employment sites suggests some additional growth in Wymondham, Costessey, Cringleford, Hethersett and/or Little Melton;
- (h) As well as looking at smaller villages and clusters, dispersal to rural areas implies reasonable levels of growth in the towns and service centres to support the rural economy. Some of our Key Service Centres have larger commitments than the Main Towns of Aylsham, Diss and Harleston and this balance will need to be considered;
- (i) The impact of small sites: the NPPF requires 10% of allocated dwellings on sites of 1 hectare or less, but also does not allow affordable housing to be required on sites of 10 homes or fewer. Therefore:
 - to deliver affordable dwellings, wherever possible the GNLP should have no new allocations less than 0.5 hectare or around 12-15 dwellings. This minimum allocation size will reduce the total number of allocations and therefore reduce plan preparation time;
 - A significant number of small allocations will be required in the range 0.5 to 1 hectare to meet the 10% requirement. They will need to be found in upper tiers of the settlement hierarchy as well as in smaller villages;
 - Small sites, including less than 0.5 hectare, will also be provided for by policy to encourage windfall, either through application or neighbourhood plans.

Infrastructure and constraints

- 4.6. Detailed discussions on infrastructure impacting on sites and locations are ongoing. Dispersed development will still need to consider cumulative impact and potential mitigation on higher order infrastructure and environmental issues, most particularly in relation to the HRA.

The proposed growth strategy

- 4.7. The proposed distribution of growth strategy outlined in Table 1 below takes account of the above principles, the scale of existing commitments and a high-level assessment of the sites proposed so far. The scale of potential new allocations is intended to give a broad indication at this stage, to help site selection and to understand possible constraints and infrastructure issues. The numbers against individual areas/locations add up to more than is required as it is necessary to maintain flexibility at this stage in the development of the draft GNLP.

Illustrating the distribution of strategic scale growth

- 4.8. The local plan will need to illustrate the distribution of growth – both new growth and commitments carried forward.
- 4.9. To support rural life, provide more choice and improve delivery of homes, it is proposed that the GNLP will provide for higher levels of growth in appropriate locations, including villages, across the plan area. However, reflecting the existing housing and employment commitments, and elements of the proposed strategy, the main concentration of growth is located in an area extending on a north east to south west axis from the Broadland Growth Triangle through the Norwich urban area to Hethersett and Wymondham.
- 4.10. The GNLP should recognise this “strategic growth area” which can be broadly defined to include:
- The City of Norwich;
 - The suburbs/fringe parishes which make up the rest of the urban area;
 - All the strategic employment areas, Norwich City Centre, Norwich Research Park, Longwater/the Food Hub, Wymondham, Hethel, the Norwich Airport area, Broadland Business Park, Broadland Gate and Rackheath. These areas provide for growth of the key employment sectors identified in the Norfolk and Suffolk Economic Plan. Local evidence shows that all of the strategic employment locations have the potential for jobs and business growth;
 - Around 80% of total housing growth (existing commitment and emerging distribution);
 - All but one of the strategic scale housing growth locations (locations with 1,000 dwellings +);
 - High quality public transport, road and cycling infrastructure (existing and planned);
 - The great majority of brownfield sites in the area.

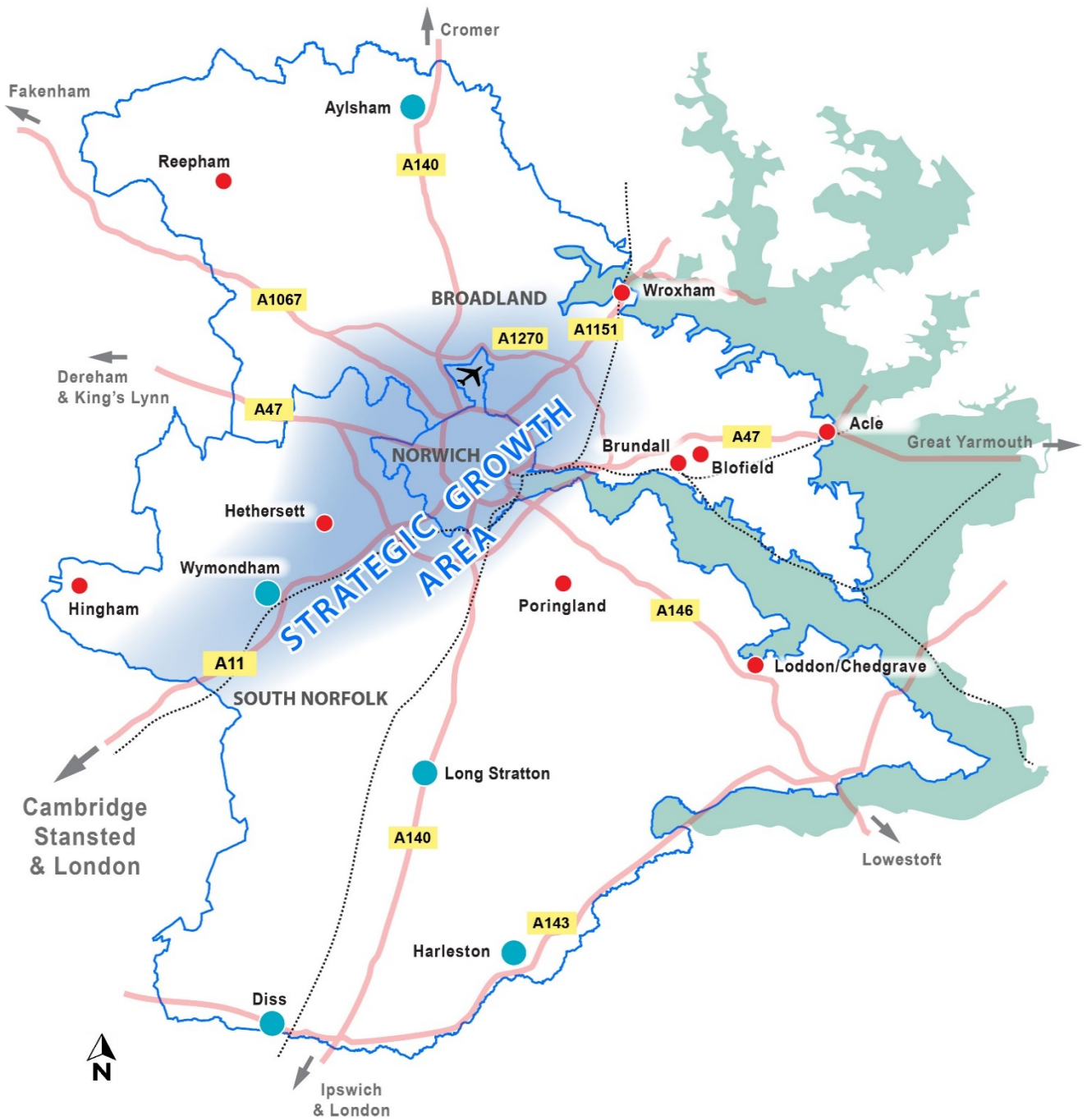
Table 1: The proposed strategy for the distribution of growth

Area	Indicative scale of new allocations	Location	Comments	Commitment (2017)
Norwich City area	2,500	Majority in East Norwich	Increased from the Reg 18 base of 1,500 to take account of emerging brownfield opportunities eg Archant and Britvic / Unilever	7,000
North East	200	Thorpe St Andrew	Some brownfield opportunities	360
		Sprowston		20
		Rackheath	Potential smaller sites and uplift in existing allocations. But need to consider how much could be delivered in plan period or post-2036?	NEGT as a whole = 12,500
North North/West	500-800 (range reflects wide choice of potential sites)	Drayton	100 additional already permitted (0271 and David Rice). Possible uplift on current allocation	280
		Hellesdon	A range of various sites across the four parishes	1,380
		Horsford		280
		Horsham and Newton St Faiths		60
		Taverham		10
South West	600	Costessey	Possible large site not included here	710
		Easton	Possible uplift within existing allocation	900
		Cringleford	Scope for uplift in land identified in NP	1,460
		Hethersett	c100 uplift in current allocation	1,300
		Lt Melton	Possible small scale sites	70
Total 3,800 to 4,100				
Towns and Key Service Centres	1,200 - 1,500+			
<i>Towns 900-1,000+</i>		Aylsham Diss Harleston Long Stratton	Each of the towns have a range of potential sites Significant capacity in existing allocation, but need to consider scale of additional delivery before 2036?	350 320 160 1,970
		Wymondham	Small allocation to take account of existing commitments? (Possible large site not included here)	2,680

Area	Indicative scale of new allocations	Location	Comments	Commitment (2017)
<i>KSCs 400-600</i>		Acle		210
		Blofield	Large existing commitment suggests very little additional	460
		Brundall (Hethersett)	150 recent permission (under South West above)	30
		Hingham		50
		Loddon and Chedgrave		210
		Poringland/FE	Large existing commitment suggests very little additional	580
		Reepham		170
		Wroxham	Constraints suggest more limited potential	30
	Village Clusters	2,000	Specific locations will be the subject of further analysis	
TOTAL 7,000 to 7,600				
<u>Contingency</u>				
Large-scale sites for testing as possible alternatives or contingency sites		Taverham	c1,500 dwellings extension to the north of Thorpe Marriot	
		Costessey (largely in Bawburgh parish)	c1,000 dwellings on site(s) south of Lodge Farm, west of Bowthorpe	
		Sprowston	c1,200 dwelling site adjacent to current White Woman Lane development in NEGТ could be allocated, but assume no net impact on NEGТ delivery pre-2036 given current commitment in the area	
		Wymondham	c1,000 dwellings at North East Wymondham And/or similar scale to the south of the town	
		Honingham	New settlement proposal (rising to 7,500) proposed by an RSL, and with more evidence, giving more certainty about delivery than alternative new settlements	

- 4.11. In addition to its role in the local plan, identifying this area promotes the strategic economic strengths and sectors of Greater Norwich, helping to maximise growth potential. It demonstrates that further growth in strategic employment areas is supported by good infrastructure and nearby housing.
- 4.12. By linking to other growth corridors, it will place Greater Norwich firmly on the national stage for growth and assist in accessing funding opportunities.
- 4.13. Recent success with the [Transforming Cities Fund](#) has shown that broadly defining a strategic growth area covering all of the key economic assets enables specific, area-based data to be presented to Government and other funding bodies. This emphasises the existing strengths of the Greater Norwich economy, its potential for growth, and ability to make best use of rapidly changing technologies.
- 4.14. With Norwich playing an anchoring role in the strategic growth area, it recognises the role the city plays as a driver of the regional economy, supporting the vitality and regeneration of the city centre, including maximising the potential of brownfield sites, and promoting further development of sustainable urban extensions.
- 4.15. The map below illustrates the area within which strategic scale growth is largely concentrated, and the distribution of the Main Towns and Key Service Centres. **It is not a draft Key Diagram.** The Key Diagram will include additional information such as important infrastructure and the scales of growth in particular locations.

Greater Norwich Growth Strategy



Key

- Strategic Growth Area
- Main Towns
- Key Service Centres
- Broads Authority Area (outside the GNLP area)
- A Roads
- Railways
- Norwich International Airport



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 South Norfolk District Council - 100019483

Other Main Towns and Long Stratton

- 4.16. The **Main Towns** of Aylsham, Diss and Harleston, along with the growing settlement of Long Stratton, will collectively provide for 9% of the proposed housing growth planned to 2036. The market towns play a vital role in the rural economy, providing employment opportunities and services for wider hinterlands. As such, they are engines of rural growth and it is important that they are enabled to grow at appropriate scales, given existing infrastructure and environmental constraints, to enable them to thrive.
- 4.17. Long Stratton is already planned to grow significantly over the coming years, and it is anticipated that this growth, along with the provision of a much needed by-pass, will assist in the development of further employment and services within the village.

Key Service Centres

- 4.18. **Key Service Centres** will provide 5% of the proposed housing growth. This figure largely reflects the recent rapid increase in commitments and the relatively good range of services in these locations. High levels of commitment in Blofield/Brundall and Poringland/Framingham Earl and environmental and traffic constraints in Wroxham suggest limiting further growth, with the additional growth largely shared between Acle, Hingham, Loddon and Reepham.

Village Clusters

- 4.19. Board members have been clear that they favour an approach that places all remaining areas of Greater Norwich within a **Village Cluster** based on primary school catchments. To reduce additional car journeys and encourage healthy and active lifestyles, and reduce the risks to soundness, it is advisable to limit new housing allocations to sites within the cluster with good access to a primary school and a “safe route to school”. The scale of growth in any cluster will reflect school capacity or ability to grow, plus the availability of other accessible services. Taking account of the timescales for delivery and other uncertainties, such as pupil preference, it is reasonable to assume that a minimum scale of allocation (15 to 20 dwellings) can be accommodated in all clusters if appropriate sites are available. The identification of sites with the fewest constraints will also help to determine the amount of growth in specific clusters. Under the proposed strategy, the clusters will provide around 7% of growth.
- 4.20. Other policies will allow for windfall development across the plan area including infill and/or small extensions in other villages.

5. CONCLUSION

- 5.1. The emerging strategy as proposed in this report provides a positive approach to guide further development of the GNLP.

GREATER NORWICH LOCAL PLAN

NEW, REVISED AND SMALL SITES CONSULTATION, 29 OCTOBER – 14 DECEMBER 2018

FEEDBACK ON RESPONSES

Recommendation: The Board recommends that the constituent authorities note the content of this report which will contribute to the production of the Greater Norwich Local Plan “Statement of Consultation” and producing a draft plan in due course.

- 1 The report is an initial, high level summary of consultation responses received on new, revised and small sites for the Greater Norwich Local Plan (GNLP). Whilst the formal consultation is closed, we are still receiving comments as required by planning regulations.
- 2 The New, Revised and Small Sites consultation took place from 29 October to 14 December 2018. It covered 235 sites: 181 new sites, 26 revised and 28 small sites (151 in South Norfolk, 72 in Broadland, 12 in Norwich and 1 cross-boundary site between South Norfolk and Broadland at Honingham).
- 3 A summary of the sites for each parish was presented along with a map of each site. To help people in making their comments more detailed summaries for each site were provided in the HELAA which was available as part of the evidence base. The HELAA shows how submitted sites have performed in a desk-based assessment of constraints. The inclusion of a site as potentially suitable for development within the HELAA does not give the site a planning status or mean that it will be brought forward for development. Equally, sites excluded from the HELAA can still be subject to more detailed site assessment and be considered for allocation through the local plan process.
- 4 As shown in the table below, in total 1,298 respondents made 2,521 individual representations. Of the 2,521 individual representations made, 2,037 (81%) were submitted online, with 274 (11%) via email and 210 (8%) on paper. 2,166 (86%) of the representations received were objections.

New, revised and small sites representation breakdown	
Number of Respondents	1,298
Number of Objectors	1,158
Total number of representations received	2,521
Representations submitted via the web	2,037
Representations submitted via email	274
Representations submitted on paper	210
Representations – support	129
Representations – object	2,166
Representations – comment	226

- 5 The table below shows the breakdown of representations across the three districts. It illustrates that 1,835 representations were submitted regarding sites in South Norfolk, 644 representations on sites in Broadland, and 12 on sites in Norwich.

New, revised and small sites representation breakdown by area	
Responses to sites in Broadland	644 The parishes with the most representations received were Hellesdon, Taverham, Honingham, Coltishall and Hevingham
Responses to sites in Norwich	12 This figure reflects the limited number of additional sites submitted in Norwich. A site at UEA received the highest number of representations
Responses to sites in South Norfolk	1,835 The parishes with the most representations received were Swainsthorpe, Rockland St Mary, Bressingham, Stoke Holy Cross and Wortwell

- 6 Similar to the first sites consultation in early 2018, many respondents focussed on infrastructure needs, including health, transport, schools and water. Below are brief summaries by district of sites giving rise to most comments:

Broadland - most frequently commented on sites by parish		
In relation to the parishes of Hellesdon, Taverham, Honingham, Coltishall and Hevingham, the majority of the comments were objections based on issues of conserving the historic and natural environment, road safety, access, flooding, drainage and infrastructure. Concerns were expressed that the form and character of the villages would be changed by development. Taverham and Honingham were among the most commented upon parishes in the previous consultation in early 2018 and there were petitions from Coltishall and Honingham Parish Councils at that time.		
Parish	Site Reference	Number of Representations
Hellesdon	GNLP2173 Rear of Heath Crescent	98
	GNLP0332R Reepham Road / Cromer Road	47
	GNLP0334R West of Reepham Road	39

Specific Comments: GNLP2173 – Conserving the historic and natural environment. GNLP0032R / 0334R– Regarding the airport safety zone		
Taverham	GNLP2106 South of Taverham Road	42
	GNLP2051 151 Taverham Road	34
	GNLP2050 East of Fir Covert Road	2
Specific Comments: GNLP2106 – Airport distance concerns		
Honingham	GNLP2176 North of Dereham Road	37
	GNLP0415RD Honingham Thorpe	19
	GNLP0415RG Honingham Thorpe	14
Coltishall	GNLP2072 East of High Street	38
	GNLP2019 South of rail line	26
Hevingham	GNLP2002 6 The Turn	36
	GNLPSL0010 South of The Heath	23
Specific Comments: GNLP2002/SL0010 – Parish Council Meeting Vote: 6 support and 4 object.		

Norwich	
Site Reference	Number of Representations
GNLP2123 Land adjoining the Sainsbury Centre, UEA	7
Specific Comments: Objections were raised regarding potential development in the Yare Valley, stating that it is a popular green space which is well used throughout the year and should be protected for its biodiversity, wildlife and recreation value. It was suggested that rather than reducing its size, every effort should be made to improve and protect it from encroaching development. Concerns were also raised regarding the HELAA assessment.	
Proposals for intensification of uses at Riverside (GNLP2137) and redevelopment at Barrack Street/Whitefriars (GNLP0409R) received some support.	

South Norfolk – most frequently commented on sites by parish		
<p>In relation to the parishes of Swainsthorpe, Rockland St Mary, Bressingham and Stoke Holy Cross, the majority of the comments were objections based on issues regarding conserving the natural environment, road safety, access, flooding, drainage and infrastructure. There are concerns that the form and character of the villages would be changed by development. Rockland St Mary was among the most commented upon in the previous consultation from January to March 2018.</p>		
Parish	Site Reference/location	Number of Representations
Swainsthorpe	GNLP0604R Land West of A140, adjacent Hickling Lane	196
	GNLP0603R Land off Church View	127
	GNLP0191R Church Road	121
Rockland St Mary	GNLP2061 North of The Street	47
	GNLP2063 North of The Street	43
	GNLP2064 South of The Street	41
Bressingham	GNLP2113 North of High Road	50
	GNLP2052 East of The Street	39
	GNLP2053 Adjoining Pond Farm	36
Stoke Holy Cross	GNLP2091 Off Norwich Road	99
	GNLP2111 South of Long Lane	49
	GNLP2124 Model Farm	14
Wortwell	GNLP2121 High Road	96
	GNLP2036 East of Low Road	17
	GNLPSL2006 High Road	4

- 7 A further 58 new sites were submitted during the consultation. These will be subject to HELAA and will be consulted on as part of the Draft Regulation 18 Plan consultation in autumn 2019.
- 8 Summaries of all the representations made are available online. It is intended that full submissions and attachments will be made public shortly following final checking. The comments received on the sites will be used to revisit the HELAA assessment.
- 9 Along with decisions made in relation to the other paper on the agenda today, “Towards a Strategy”, and other evidence, sustainability appraisal and site assessments, consultation comments will assist in informing the choice of sites and reasonable alternatives for the draft plan. The draft plan will be consulted on in September to October 2019.