

Greater Norwich Local Plan: First Consultation Stage
Report by Planning Policy Officer

Summary:	The Greater Norwich area consists of Norwich City, Broadland District and South Norfolk Councils. Preparation has commenced on a new Local Plan covering Greater Norwich. The first draft version of the Greater Norwich Local Plan is to be consulted on from 8 January to 15 March 2018. This report introduces the key issues of the Local Plan.
Recommendation:	That the Greater Norwich Local Plan is noted and Planning Committee be authorised to consider and submit representations.

1 Introduction

- 1.1 'Greater Norwich' covers areas represented by Norwich City, Broadland District and South Norfolk Councils. The Greater Norwich Development Partnership has been established to coordinate the production of a single Local Plan for this area and consists of the three Councils plus Norfolk County Council and the Broads Authority.
- 1.2 The Greater Norwich Authorities have worked together when producing Local Plans since 2004. The Joint Core Strategy that included strategic policies for the three areas was adopted in 2011 with a further part adopted in 2014 following a legal challenge to part of the Core Strategy.
- 1.3 Production of a new Local Plan covering Greater Norwich has commenced. The Greater Norwich Local Plan does not cover the Broads Authority Executive Area and the Broads Authority is producing its own Local Plan. However, the Authority has worked closely with the Greater Norwich Partnership at Officer, Director and Member level due to the significance of the area and relevance of the Joint Local Plan and its policies and allocations in relation to the Broads.
- 1.4 The Greater Norwich Local Plan will provide the overall planning strategy and identify the sites for growth across the three districts of Broadland, Norwich and South Norfolk until 2036.
- 1.5 The first draft version of the Greater Norwich Local Plan is to be the subject of consultation from 8 January to 15 March 2018. This report introduces the key issues of the Local Plan.
- 1.6 Please note that at the time of writing this report, the entire Local Plan has not been assessed as the final version for this consultation had not been released for comment. The following section generally summarises some key issues.

2 Greater Norwich Local Plan – some key issues

2.1 There are three documents which are the subject of the consultation:

- The Growth Options document: forms the main part of the consultation. It covers the broad planning strategy for the area and outlines thematic strategic policies for growth.
- The Site Proposals document: provides an opportunity for comments to be made on sites submitted for different uses through the call for sites.
- The Interim Sustainability Appraisal: provides an initial high level appraisal of the sustainability of the options.

2.2 The following section includes some specific issues or topics for consideration.

2.3 **Housing numbers** for the Greater Norwich area have been calculated using the Government's proposed methodology as set out in a recent Government consultation (the Right Homes in the Right Places); adding a 10% delivery buffer to this means that 42,900 dwellings are required in the period to 2036. Taking into account completions, permissions and existing allocations, there is a need to allocate sites for at least 7,200 dwellings.

2.4 Six **Growth Strategy** options are included in the draft Local Plan. As a basis, all options seek to maximise brownfield land for 3,900 of the total dwellings. Each option then takes a different approach to providing the location for the 3,300 remaining dwellings. The options are urban concentration, supporting the Cambridge/Norwich tech corridor, focus on transport corridors, some different options that seek rural dispersal and an option that includes a new settlement.

2.5 The **influence of the Norwich Urban Area** is a key consideration in the Local Plan. The concentration of jobs, facilities, services and travel options available in the Norwich Area and its surroundings will continue to exert an influence on the surrounding area and on the Greater Norwich Local Plan.

2.6 **Settlement hierarchy and clustering.** The current top three levels of settlement hierarchy will remain and these are:

- Norwich Urban Area;
- Main Towns; and
- Service Centres

There are two options for the lower tier settlements and these are

- They remain unchanged as 'service villages', 'other villages', 'smaller rural communities' and 'the countryside'; or
- Alternatively these three tiers are merged into one called Village Clusters.

The second option reflects that there are often service links between these settlements such as one village may have a shop with a primary school in another nearby village.

- 2.7 The Growth Options documents recognises the importance of **infrastructure** and asks questions to help establish needs.
- 2.8 Turning to **site proposals and allocations**, all sites that have been put forward by landowners and developers will be consulted on. Whilst a high level assessment of each site has been completed, no final decisions have been made for each site.
- 2.9 This consultation will also enable **new sites** to be put forward. The preferred sites will be included in the next version of the Local Plan.

3 Next steps

- 3.1 On receipt of the notice of consultation on the Local Plan, officers will assess the Local Plan and produce a report detailing proposed comments on the Local Plan.
- 3.2 Due to the timings of the various committees and this consultation period, it is recommended that the usual process of Planning Committee approving a consultation response be followed; it is intended that a report will go before the Planning Committee on 2 March 2018.
- 3.3 Turning to the next steps in producing the Greater Norwich Local Plan, the consultation responses will inform the next version of which will be the pre-submission consultation version of the Local Plan. The Authority will again be consulted. This could be around the start of 2020.

4 Useful links

Greater Norwich Local Plan website: <http://www.gnlp.org.uk/>
Documents out for consultation: <http://www.gnlp.org.uk/have-your-say/>

5 Financial Implications

- 5.1 Generally officer time in attending meetings and responding to consultations.

Background papers:	None
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Appendices:	None