

# Planning Committee

26 April 2024

Agenda item number 10

## Adoption of the Greater Norwich Local Plan

Report by Planning Policy Officer

---

### Summary

The Greater Norwich Local Plan has been examined and found sound subject to modifications. It will be adopted in March by Broadland District Council, Norwich City Council and South Norfolk Council.

### Recommendation

To note the report.

---

## 1. Introduction

- 1.1. The Greater Norwich Local Plan covers the city and district council areas of Norwich, Broadland and South Norfolk. It allocates land for development and includes strategic policies.
- 1.2. The housing requirement of 40,541 for the Plan period has been identified based on the standard method using 2014-based household projections. In order to meet the need for around 40,541 homes, the Plan allocates new sites, re-allocates some sites allocated in existing plans, and relies on delivery from sites with planning permission as well as windfalls, and smaller sites which may come forward in accordance with policies in this Plan. The Plan identifies a significant supply buffer of around 11% over and above the housing requirement. It states that this higher supply is to assist with the growth ambitions of the Norwich area and to recognise higher rates in the 2018 based projections.
- 1.3. The Plan proposes to allocate around 360 hectares of employment land to aid the delivery of 33,000 additional jobs and to support key economic sectors over the Plan period.

## 2. Greater Norwich Local Plan – the process

- 2.1. The Greater Norwich Local Plan was the subject of consultation in February 2021 and then submitted for examination in July 2021. The examination process took around 2.5 years largely due to the extension of the examination period as a result of further work and consultation undertaken on potential Gypsy and Traveller site allocations.

### 3. Inspector's Report and modifications

- 3.1. The report by independent Inspectors Mike Worden BA(Hons) Dip TP MRTPI and Thomas Hatfield BA(Hons) MA MRTPI into the soundness and legal compliance of the GNLP has now been published. The report concludes that the GNLP is sound and can be adopted as part of the local plans for Broadland, Norwich and South Norfolk, subject to the inclusion of the recommended main modifications.
- 3.2. The main modifications can be summarised as follows:
- a) Amending Policies 2 and 3 for clarity, consistency with national planning policy, to reflect updated evidence, and in light of Natural England advice on nutrient neutrality mitigation;
  - b) Amending Policy 7.5 so that it relates solely to self/custom build housing;
  - c) Deleting Policy 7.6 for new settlements;
  - d) Deleting the Costessey Contingency Site Allocation;
  - e) Deleting those site allocations which are not justified;
  - f) Amending site allocation policies to remove ambiguity and clarify development requirements;
  - g) Allocating sites for Gypsy and Traveller needs;
  - h) Updating the housing supply figures and housing trajectory to reflect the evidence;
  - i) Replacing the monitoring framework; and
  - j) A number of other modifications to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.
- 3.3. The modifications can be found here:
- [Main Modifications - Strategy | GNLP](#)
  - [Main Modifications - Sites | GNLP](#)
  - [Main Modifications - Annexes | GNLP](#)
  - [Map changes | GNLP](#)

### 4. Next steps

- 4.1. At the time of writing this report, the Inspector's Report had been published and the final version of the Local Plan incorporating the modifications was being prepared. The Final Local Plan will be taken to the Councils of Norwich, Broadland and South Norfolk Councils to be adopted.
- 4.2. Adoption of the plan will be considered by the GNLP Councils on the following dates:

- Norwich City Council: [Cabinet 6 March 2024](#) and [Council 12 March 2024](#)
- South Norfolk Council: [Cabinet 18 March 2024](#) and [Council 25 March 2024](#)
- Broadland District Council: [Cabinet 19 March 2024](#) and [Council 28 March 2024](#)

4.3. Following adoption, there is a six week judicial review period during which a challenge to the adoption of the Local Plan can be made.

Author: Natalie Beal

Date of report: 14 March 2024

Background papers:

**The Inspector's Report and modifications:**

[GNLP Inspectors' Report](#) (523.87 KB)

[Appendix 1: Schedule of Main Modifications - Strategy](#) (1.25 MB)

[Appendix 2: Schedule of Main Modifications - Sites](#) (1.88 MB)

[Appendix 3: Schedule of Proposed Map Changes](#) (7.48 MB)

[Appendix 4: Housing Trajectory](#) (217.90 KB)

[Appendix 5: Monitoring Framework](#) (842.12 KB)

**Final Local Plan (including modifications)**

Part 1 - The Strategy

[The Strategy](#) (8.43 MB)

Part 2 - The Sites Plan

[1. Introduction](#) (95.59 KB)

[2. Strategic Sites](#) (6.90 MB)

[3. Norwich](#) (32.71 MB)

[4. Urban Fringe](#) (38.12 MB)

[5. Main Towns](#) (19.85 MB)

[6. Key Service Centres](#) (24.53 MB)

[7. Broadland Villages](#) (39.82 MB)

[8. South Norfolk Non-Residential](#) (442.21 KB)

[9. Gypsy and Traveller Sites](#) (3.09 MB)

Part 3 - The Monitoring Framework

[The Monitoring Framework](#) (842.31 KB)

[Table showing old and new Local Plan site references](#) (280.76 KB)