

# Greater Norwich Development Partnership

**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 Sue Lawn

Cllr Ian Moncur

Cllr Shaun Vincent (Chairman)

### **Norwich City Council:**

Cllr Paul Kendrick

Cllr Mike Stonard

Cllr Alan Waters (Vice Chair)

### **South Norfolk Council:**

Cllr Charles Easton

Cllr John Fuller

Cllr Lisa Neal

### **Norfolk County Council:**

Cllr Stuart Clancy

Cllr Tim East

Cllr Martin Wilby

### **Broads Authority:**

Melanie Vigo di Gallidoro

## **Officers:**

Phil Kirby

Phil Courtier

David Moorcroft

Graham Nelson

Debbie Lorimer

Tom McCabe

Vincent Muspratt

Marie-Pierre Tighe



**NORWICH**  
City Council



**Norfolk** County Council



**Broads Authority**  
The Broads - a member of the  
National Park family

## AGENDA

	Page No
1. To receive Declarations of Interest	
2. Apologies for Absence	
3. <a href="#">Minutes of the meeting held on 19 June 2018</a>	3 – 7
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. <a href="#">The Greater Norwich Local Plan draft Statement of Consultation</a>	8 – 9
7. <a href="#">The Greater Norwich Local Plan Regulation 18 Focussed Sites Consultation</a>	10 – 28
8. <a href="#">The National Planning Policy Framework and the Greater Norwich Local Plan</a>	29 – 33

### FOR FURTHER INFORMATION PLEASE CONTACT:

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Please call Mike Burrell, Greater Norwich Planning Policy Manager on 01603 222761 or email [mike.burrell@norfolk.gov.uk](mailto: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:** Tuesday 19 June 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 Andrew Proctor, Cllr Shaun Vincent

### **Norwich City Council:**

Cllr Paul Kendrick, Cllr Alan Waters

### **South Norfolk Council:**

Cllr Charles Easton, Cllr Lisa Neal

### **Norfolk County Council:**

Cllr Martin Wilby

### **Broads Authority**

Melanie Vigo di Gallidoro

**Officers in attendance:** Mike Burrell, Phil Courtier, Richard Doleman, Debbie Lorimer, Graham Nelson, Judy Oliver, Marie-Pierre Tighe, Jean Brittain.

## **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.

## **2. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Stuart Clancy, Cllr Tim East and Cllr John Fuller.

## **3. QUESTIONS FROM THE PUBLIC**

The following question was received from Dickleburgh Parish Council:

*Concern has been expressed by Dickleburgh and Rushall residents that, if they give an opinion in favour or against a particular development site around the villages, their name and their opinion are visible to all online. Since residents very often know the landowners involved, the result has been - and will be - a chilling effect on comments. Is it a legal necessity for anyone who gives an opinion to be publicly named and are there any implications for data protection?*

### **Response**

Attributing comments on sites to individuals was the standard practice of the Greater Norwich authorities and was common practice in the production of local plans nationwide. This was made clear as part of the GNLP consultation. It is important that the Greater Norwich authorities could identify individuals who make comments. This helps to ensure the integrity of the consultation process as, for example, it prevents multiple responses being made by any individual.

To clarify this the Local Plan Team would seek legal advice on whether there was a requirement to publish the names of consultation respondents and any implications for data protection (to be attached at Appendix 1 to these Minutes when received).

## **4. HIGH LEVEL REPORT ON THE REGULATION 18 CONSULTATION ON THE GREATER NORWICH LOCAL PLAN**

The report provided initial feedback on the Regulation 18 consultation on the Greater Norwich Local Plan, which was undertaken over January to March 2018. A more in depth analysis of the consultation and further evidence would be contained in the draft Statement of Consultation, which would be published September/October 2018.

Due to changes in Government policy in relation to housing numbers and a difficulty in reaching a consensus, the consultation covered Issues and Options instead of the draft Plan, as originally intended.

The consultation had been very successful; with over 8,000 representations received, and 180 new sites submitted.

The Growth Options element of the consultation proposed, 43,000 homes and 7,200 additional homes to 2036. Feedback included comments on:

- Strategic Approach
- New Settlement
- Green Belt
- Housing Numbers
- Jobs Growth
- Settlement Hierarchy
- Affordable Housing

Members were advised that they would need to undertake a lot of collaborative work on a number of key issues for a draft Plan that complied with the National Planning Policy Framework to be completed. Evidence would continue to be gathered for the development of policies, as the Plan was drafted.

It was noted that the six proposed distribution options for growth were likely to be amalgamated into one strategy containing elements of more than one of the options. The majority of respondents had favoured options promoting concentration development over wider dispersal.

Mixed views were expressed through the consultation on the potential for a new settlement, although it was emphasised that adequate funding must be identified if this option was chosen. Four options for a new settlement had been put forward; one at Honingham Thorpe and three to the east and south of Wymondham. Providing the relevant infrastructure to deliver a new settlement during the lifetime of the GNLP would be a key consideration; although it was noted that Government initiatives, such as development partnerships, might help with this. There was also some support for a Green Belt, with a wedge based approach most favoured.

It was noted that housing numbers would need to be reviewed to take account of new household projections and these were likely to change over the lifetime of the Plan.

Other issues consulted upon included; jobs, with the majority supporting enhanced growth consistent with the City Deal. The urgent need for affordable housing was also raised by many through the consultation, with a focus on the need for smaller homes.

In addition to the 562 sites consulted on, a further 180 new sites had been submitted. New sites could continue to be submitted throughout the Regulation 18 process, although very late submissions would be determined by the Planning Inspector. The consultation document had not indicate any preferred sites at this stage.

The Board was informed that the next stage of the process would be a focused consultation on the newly submitted sites over October - December 2018. This would be followed with a draft (Regulation 18) Plan to be

consulted on in September-October 2019 with preferred policy options, growth strategy and site allocations. A number of briefing notes would be brought to the Board over the coming months for Members to determine how these elements of the draft Plan would be selected.

**RESOLVED**

to note the content of the report, which will contribute to the production of the Greater Norwich Local Plan ‘Statement of Consultation’ and producing a draft Plan in due course.

**5. REVISED TIMELINE FOR THE GREATER NORWICH LOCAL PLAN**

The report presented options for a revision of the timetable of the Greater Norwich Local Plan.

The reasons for a revision were the large number of new sites that had come forward, the forthcoming publication of a revised National Planning Policy Framework, as well as legal advice which had confirmed that to rely on a single Issues and Options consultation, rather than asking for comments on a draft Plan, could risk the Plan being found unsound, or subject to legal challenge.

The following two timetable Options were proposed for consideration:

Option 1 was the recommended Option and would allow a Regulation 18 draft Plan to be produced swiftly, utilising the Issues and Options feedback, which could then progress to a pre-submission Regulation 19 Plan for consultation with a final adoption of date of September 2021. It was emphasised that this option would need consensus to be reached quickly, to be achievable.

Option 2 would increase the time before the Regulation 19 document could be produced and extend the date of the adoption to March 2022.

Members considered Option One (below) to be the most preferable, as it would allow the Plan to be adopted faster and more efficiently.

<b>Production milestones</b>	
Focussed consultation on newly submitted sites	<b>Oct. – Dec. 2018</b>
Complete and publish draft ( <b>Regulation 18</b> ) plan for consultation: to include preferred policy options, growth strategy and site allocations	<b>Sep. – Oct. 2019</b>
Complete and publish pre-submission draft ( <b>Regulation 19</b> ) plan for consultation: to include agreed strategic policies, sites and site-specific proposals	<b>Feb. - March 2020</b>
Formal submission of GNLP to Secretary Of State ( <b>Regulation 22</b> )	<b>June 2020</b>

Public Hearings	<b>January 2021</b>
Consultation on Proposed Main Modifications	<b>March – April 2021</b>
Publication of Inspector’s Report	<b>July 2021</b>
Adoption of the Greater Norwich Local Plan	<b>September 2021</b>

It was emphasised, however, that careful attention should be given to the consultation process, to ensure that as wide an audience as possible was given the opportunity to comment, and that all proper procedures were undertaken to ensure that the Plan would be sound and not subject to legal challenge.

**RESOLVED**

to approve Option 1 as the timetable for progressing the GNLP and to update the constituent authorities Local Development Schemes accordingly.

*The meeting closed at 2.44 pm.*

## The Greater Norwich Local Plan draft Statement of Consultation

### Recommendation

**The Board recommends that the constituent authorities note the content of this 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.**

### **Report**

1. In June 2018 the Greater Norwich Development Partnership (GNDP) considered high level feedback on the Regulation 18 consultation on the Greater Norwich Local Plan (GNLP). The consultation was held between January and March 2018.
2. The high level feedback report covered the consultation process and key issues raised through it. It also stated that more detailed feedback would be reported in September/October 2018 when the draft Statement of Consultation would be produced. When complete, the Statement of Consultation will provide the main record of consultation on the GNLP for the Inspector to consider when the plan is examined.
3. Appendix 1 to this report is the first draft of the Statement of Consultation. This draft covers the Growth Options element of the consultation and provides an overview and summaries of the responses received to the questions in the Growth Options document. In some cases, the overviews repeat the high level issues reported in June. Organisations are named in relation to specific comments, but individuals are not. Appendix 1 is available from the September 2018 section [here](#).
4. The draft Statement of Consultation will be added to as consultation progresses to include information on further consultations undertaken and summaries of the comments made on:
  - a. The sites submitted for consideration. This will include both those consulted on early in 2018 and those to be consulted on shortly (see the Focussed Sites Consultation report on this agenda);
  - b. The Interim Sustainability Appraisal (SA) and evidence base;
  - c. The Regulation 18 draft plan, which will be consulted on in Autumn 2019.
5. Summaries of the consultation comments already received on the Site Proposals document, the Interim SA and the evidence base are available from the “Have Your Say” tab of the GNLP consultation website [here](#). Members will be informed at the GNDP meeting when full consultation comments will be available on the website for all documents.



6. As this stage of the draft Statement of Consultation, no comments are made on behalf of the councils on the representations made. However, all comments have been noted and relevant actions will be considered through strategy and policy development and site selection. Overall, the draft Statement of Consultation document provides important feedback to enable the strategy and policies for the GNLP to be developed further.

## The Greater Norwich Local Plan Regulation 18 Focussed Sites Consultation

### Recommendation

**The Board recommends 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 Focussed Sites Consultation.**

### **Report**

1. An important part of the process of preparing the Greater Norwich Local Plan (GNLP) is to identify sites which might have the potential for development to meet required needs. These sites could be for a range of uses including housing, employment, leisure or community uses.
2. An initial "Call for Sites" was held in the spring/summer of 2016, where people could put forward land to be considered for potential allocation in the GNLP. 562 sites were submitted. These sites were consulted on as part of the Regulation 18 Growth Options and Site Proposals consultation which took place between January and March 2018. The comments received through this consultation can be viewed at the GNLP consultation web site [www.gnlp.org.uk](http://www.gnlp.org.uk) .
3. Over 200 new sites, or revisions to existing sites, were put forward through the Regulation 18 consultation. These will be consulted on between 29<sup>th</sup> October and December 14<sup>th</sup> 2018 through the Regulation 18 Focussed Sites Consultation. The consultation will also cover small sites (below 0.25 hectares or 5 dwellings) which are too small to allocate but are being considered as potential extensions to settlement boundaries.
4. A table showing the additional proposed sites is in Appendix 1. Maps and the table are available on the GNLP pages of the main Greater Norwich website [here](#). New sites have a reference number "GNLP" followed by 4 numbers, revised sites have an "R" suffix and proposals for settlement limit extensions are shown with "GNLPSL" followed by numbers.
5. This information will be transferred to the GNLP consultation web site when the consultation starts to enable responses to be made.
6. In order to ensure parish/town councils have been kept fully informed, the GNLP team sent emails in July 2018 to let them and other key stakeholders know that the maps and information on the new/revised site proposals were available on the main Greater Norwich website.
7. This consultation is supplementary to, and narrower in its focus than, the consultation held early in 2018. It covers sites only, rather than the wider strategy and policies and the sites are widely spread across the area.

8. However, it is very important that opportunities are provided for commenting on, and ask questions about, the additional sites. It is also important that we get a good response rate.
9. Therefore the consultation will include:
  - a. All those on the GNLP database will be invited to respond, with emails also sent specifically to parish, town and city councils;
  - b. Posters will be sent to the parishes and will also be displayed in libraries and bus stops;
  - c. Newspapers will be used to cover and advertise the consultation;
  - d. Social media will be used;
  - e. All consultation information will be available at the offices of the district councils and the county council;
  - f. Hard copy of relevant consultation materials will be made available to parish councils to aid their discussions;
  - g. Planning officers will be available during office hours to respond to any phone and email queries relating to the consultation.

Further details on the communications strategy are in appendix 2.

10. Consultation information for each additional site of over 0.25 hectares or 5 dwellings will include site analysis using the Housing and Economic Land Availability Assessment (HELAA) criteria. In addition, an addendum to the Site Proposals document for settlements in which new sites have been submitted will be available.
11. Importantly in terms of the local plan process, this means that all sites submitted for consideration for allocation through the GNLP will have been subjected to the same level of analysis.
12. The smaller sites (under 0.25 hectares or 5 dwellings) or sites submitted as proposed extensions to existing settlement boundaries will also be covered by the consultation to allow people to have their say on these proposals. As these sites are too small to allocate, they have not been subject to site analysis, but maps showing the locations of the proposals will be available to enable comments to be made.
13. Since there is a need to have a cut-off point to prepare for the focussed consultation, new/revised sites (or revisions to site boundaries or settlement boundaries) received after 17<sup>th</sup> August 2018 will not be consulted upon. These sites have been logged, and will be considered during the plan-making process, although site promoters may be asked to provide additional information to support them.

14. In the interests of efficiency, and continuing the successful approach taken in the recent Regulation 18 Growth Options and Site Proposals consultation, respondents will be encouraged to respond online, though written responses will also be accepted either by post or via email. The more limited amount of information required to be on the website for this consultation should assist those making online responses.
  
15. As with the earlier submitted sites, the comments received on the sites will be used to revisit the Housing and Economic Land Availability Assessment (HELAA) and then inform a detailed site assessment process prior to production of the draft plan next year.
  
16. The additional sites proposed now mean that there is potentially a wider choice of sites in more locations, providing flexibility for strategy development. In particular:
  - more brownfield sites have been submitted, and work is ongoing to identify further brownfield sites;
  - more sites have been submitted around the main towns, notably Harleston;
  - there is now a wider choice of sites in many villages.
  
17. Consultation on these sites will inform the development of the draft plan, scheduled to be consulted on in Autumn 2019.

### Appendix 1 Sites in the Regulation 18 Focused Sites Consultation

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
Broadland	Acle	Land at Jolly's Lane	GNLPO421R	7	Housing with associated access and open space. Perhaps 570 units
		South Walsham Road	GNLNP2139	37.85	Residential development (unspecified number) plus school extension
Broadland	Attlebridge	Adjoining Fakenham Road	GNLNP2129	7.22	Residential-led mixed use development (200 dwellings and commercial proposed)
		Adjoining Fakenham Road	GNLNP2144	1.23	Industrial
Broadland	Aylsham	Cawston Road/Norwich Road	GNLNP2059	1.32	Residential development (15-20 dwellings proposed)
		West of A140	GNLNP2060	0.98	Residential development (20 dwellings proposed)
Broadland	Blofield	Tower House	GNLPSL2003	0.08	1-2 dwellings
		Blofield Lodge	GNLNP2020	0.39	Residential development (unspecified number)
		Manor Park	GNLNP2024	1.26	Residential development (unspecified number)
		Dawson's Lane	GNLNP2080	2.65	Residential development (42 dwellings proposed)
		Between Yarmouth Rd & A47	GNLNP2085	1.15	Residential development (30 dwellings proposed)
		North of Yarmouth Road	GNLNP2149	0.5	Residential development (5+ proposed)
		Norwich Camping & Leisure	GNLNP2161	0.9	Residential development (unspecified number)
		South of Blofield House	GNLNP2172	3.9	Residential development (85 dwellings proposed)
Broadland	Brundall	East of Brundall Memorial Hall	GNLNP2069	8.67	Recreation and leisure
		38 Strumpshaw Road	GNLNP2177	0.28	Residential development (6 dwellings proposed)
Broadland	Cawston	Heydon Road	GNLNP2134	3.14	Mixed use development, including 30 dwellings, care home, 900 sq m of commercial units

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
Broadland	Coltishall	South of rail line	GNLP2019	1.43	Residential development (20-25 dwellings proposed)
		East of High Street, north of Church Street	GNLP2072	1.12	Residential development (15 dwellings proposed)
Broadland	Drayton	94 Fakenham Road	GNLP2027	0.83	Residential development (5 dwellings proposed)
Broadland	Felthorpe	Swannington Lane	GNLP2009	1.99	Residential development (15-20 dwellings proposed)
		Brand's Lane	GNLP2012	0.63	Residential development (5 houses proposed)
Broadland	Foulsham	The Hawthorns	GNLP2001	2.8	Residential development (5-6 dwellings proposed)
Broadland	Freethorpe	Rear of 75 The Green	GNLP2033	0.47	Residential development (20 dwellings proposed)
		South of Bowlers Close	GNLP2034	1.51	Residential development (50 dwellings proposed)
Broadland	Frettenham	Adjacent 10 Buxton Road	GNLP2076	0.39	Approximately 5 additional business units
		Adjacent 10 Buxton Road	GNLP2078	1.42	Residential development (25 dwellings proposed)
Broadland	Great and Little Plumstead	Land at Hare Road	GNLP0420R	0.57	Residential development (30 dwellings proposed) with associated access and open space
		Land at Middle Road	GNLP0441R	1.97	Residential development (30 dwellings proposed) with associated access.
		South of Broad Lane	GNLP2040	7.64	Residential development (unspecified number)
		Land to the north of Octagon Business Park	GNLP2107	1.62	Office, agricultural storage, car park
Broadland	Hainford	East of Cromer Road	GNLP2035	2.31	Residential development (25 dwellings proposed)
		Between Harvest Close and Dumbs Lane	GNLP2162	2.5	Residential development (60 dwellings proposed) plus open space
Broadland	Hellesdon	Reepham Road/Cromer Road	GNLP0332R	64	Residential development and public open space. Part of the 49ha site is within the airport public safety zone.
		West of Reepham Road	GNLP0334R	11.7	Residential development (128-192 dwellings proposed)
		296 Drayton High Road	GNLP2025	0.38	Residential development (5 dwellings proposed)

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
		West of Hellesdon Park Industrial Estate	GNLNP2142	5.71	Extension to industrial estate, open space, burial ground, car park for church
		Rear of Heath Crescent	GNLNP2173	2.11	Residential development (35-50 dwellings proposed) plus retention of bowls green
Broadland	Hevingham	Main Road, Buxton Heath	GNLPSL0010	0.19	Residential development
		6 The Turn	GNLNP2002	1.13	Residential development (15+ dwellings proposed)
Broadland	Heydon	Off The Street	GNLNP2132	0.19	Residential development (5 dwellings proposed)
		West of Earle Arms pub	GNLNP2140	4.15	Residential development (15 dwellings proposed) plus new water treatment works
Broadland	Honingham	North of Dereham Road	GNLNP2176	3.74	Residential development (55 dwellings proposed)
Broadland	Horsford	Land adjacent Drayton Lane	GNLNP0359R	8.1	Although the final number of homes will emerge from a more detailed design process, at an average density of 20-30 homes per hectare the likely capacity of the site can be assumed to be between 136-200 dwellings.
		Glebe Farm North	GNLNP2133	26.23	Employment-led mixed use development
		South of Drayton Lane	GNLNP2154	2.3	Retail/car parking
		Green Lane	GNLNP2160	29.7	Residential development (600 dwellings proposed) plus open space and community woodland
Broadland	Horsham & Newton St Faith	Land off the NNDR	GNLNP0466R	32.96	Employment uses
		Oak Tree Farm	GNLNP2021	10.83	Residential development (unspecified number)
		The Warren	GNLNP2030	1.65	Residential development (unspecified number)
		Manor Road/A140 Cromer Road	GNLNP2141	2.63	Residential development (20-40 dwellings proposed)
		Adjacent to Abbey Farm Commercial Park	GNLPSL2007	2.8	Promoted for settlement boundary change
Broadland	Marsham	South of Le Neve Road	GNLNP2143	1.97	Residential development (30 dwellings proposed) and extension to cemetery
Broadland	Rackheath	North-east of Green Lane West	GNLNP2037	1.04	Residential development (10 dwellings proposed)

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
		South of Salhouse Road	GNLP2092	20.84	Residential development (unspecified number)
		South of Salhouse Road	GNLP2166	12.94	Residential development (216 dwellings proposed) plus green infrastructure
Broadland	Reedham	North of Church Road	GNLP2151	0.36	Residential development (6 dwellings proposed)
		East of Witton Green	GNLP2175	0.2	Residential development (5-6 dwellings proposed)
Broadland	Reepham	Orchard Lane	GNLP2026	0.63	Residential development (5 dwellings proposed)
		Cawston Road	GNLP2075	7.34	Residential development (unspecified number)
Broadland	Sprowston	Lusher's Yard	GNLP2178	0.91	Residential development (25 dwellings proposed)
Broadland	Strumpshaw	Land Rear of 33 Norwich Road Adj (to west) Site GNLP0277 Huntsman PH)	GNLPSL006	0.2	Residential development
		Mill Road	GNLP2017	3.78	Residential development (unspecified number)
		Rear of 33 Norwich Road	GNLP2071	0.28	Residential development (6 dwellings proposed)
Broadland	Taverham	High Breck Farm	GNLP2047	0.6	Residential development (5 dwellings proposed)
		East of Fir Covert Road	GNLP2050	0.34	Residential development (unspecified number)
		151 Taverham Road	GNLP2051	1.31	Residential development (unspecified number)
		South of Taverham Road	GNLP2106	3.3	Residential development (70 dwellings proposed)
Broadland	Thorpe St Andrew	Langley North	GNLP2170	1.33	Residential development (40 dwellings proposed)
		Langley South	GNLP2171	4.38	Residential development (70 dwellings proposed)
Broadland	Woodbastwick	South Walsham Road	GNLP2180	0.33	Residential development (5 dwellings proposed)
Broadland	Wroxham	East of Salhouse Road	GNLP2131	5.5	Residential development (100 dwellings proposed)
		South of Wherry Gardens	GNLP2135	5.96	Residential development (100 dwellings proposed)
Broadland/South Norfolk	Honingham/Marlingford & Colton	Honingham Thorpe	GNLP0415R A	113.87	Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of



District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
					retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure.
		Honingham Thorpe	GNLP0415R B	15	Employment, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure.
		Honingham Thorpe	GNLP0415R C	53.36	Employment, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure
		Honingham Thorpe	GNLP0415R D	85.53	Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure.
		Honingham Thorpe	GNLP0415R G	10.65	Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure.

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
Norwich	N/A	Barrack Street / Whitefriars	GNLPO409R	1.53	Residential-led mixed use development with some retail.
Norwich	N/A	Boulton Street	GNLPSL0011	0.05	Maintain existing use as community garden
Norwich	N/A	Prospect House	GNLNP2062	1	Residential-led mixed use (retail and commercial/office) proposed
Norwich	N/A	Chapelfield	GNLNP2077	3.66	Additional town centre uses including retail (A1, Leisure (D2) and food & drink (A3)
Norwich	N/A	Muspole Street	GNLNP2114	0.43	Residential-led mixed use development
Norwich	N/A	Congregation Hall	GNLNP2120	0.33	Conference centre
Norwich	N/A	Adjoining Sainsbury Centre	GNLNP2123	1.59	University related development, possibly expansion of Sainsbury Centre
Norwich	N/A	Riverside	GNLNP2137	11.67	Mixed use development including residential, offices, increased leisure and recreational activities, hotels and retail
Norwich	N/A	84-120 and 147-153 Ber St	GNLNP2159	0.7	Residential development (150 dwellings proposed)
Norwich	N/A	Colegate Car Park	GNLNP2163	0.12	Residential development (44 dwellings proposed)
Norwich	N/A	West of Eastgate House	GNLNP2164	0.19	Residential development (20-25 dwellings proposed)
South Norfolk	Aldeby	Rushleys	GNLPSL0014	0.14	On the orchard section of the property it is proposed to build one or two houses that would not spoil the location for adjacent properties
South Norfolk	Ashwellthorpe & Fundenhall	Land west of New Road	GNLPSL0013	0.23	Housing of an unspecified number of dwellings
		Land on west side of New Road	GNLPSL0017	0.22	Residential development
South Norfolk	Aslacton	Land west of Woodrow Lane	GNLNP2005	2.5	Residential development (20-30 dwellings proposed)
		South of Sneath Road	GNLNP2118	0.54	Residential development (8-10 dwellings proposed)
South Norfolk	Barnham Broom	Land north of Norwich Road	GNLPSL0018	0.18	Residential development
		West of Honingham Road	GNLNP2089	4.71	35 houses, a care home, almshouses and small business units
		South of Norwich Road	GNLNP2110	0.46	Residential development (5 dwellings proposed)

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
South Norfolk	Bawburgh	Stocks Hill	GNLPSL0002	0.24	Residential development (unspecified number)
		North of New Road, east of A47	GNLP2043	11.97	Residential development (150-200 dwellings proposed)
South Norfolk	Bergh Apton	Town Farm	GNLPSL0007 See also 2018	0.2	Residential development of approximately 5 houses
		Town Farm	GNLP2015	0.29	Residential development (5 dwellings proposed)
		The Dell	GNLP2022	0.34	Residential development (5 dwellings proposed)
		Bergh Apton House	GNLP2023	0.4	Residential development (5 dwellings proposed)
		Adjacent to village hall	GNLP2117	1.81	Residential development (unspecified number)
South Norfolk	Bracon Ash	South of Cuckoofield Lane	GNLP2087	1.72	Residential development (15 dwellings proposed)
		East of Potash Lane	GNLP2097	1.18	Employment (permission 2011/1041)
		South of Hethel Industrial Estate	GNLP2109	0.79	10 small business units
South Norfolk	Bressingham	East of The Street	GNLP2052	0.84	Residential development (10-15 dwellings proposed)
		Adjoining Pond Farm	GNLP2053	2.14	Residential development (10-15 dwellings proposed)
		East of School Road	GNLP2054	3.51	Residential development (unspecified number)
		Fersfield Common	GNLP2056	1.82	Residential development (10 dwellings proposed)
		North of A1066	GNLP2057	1.2	Residential development (unspecified number)
		Fersfield Road/Folly Lane	GNLP2079	0.93	Residential development (9 dwellings proposed)
		North of High Road	GNLP2113	6.41	Residential development (unspecified number)
South Norfolk	Brooke	43 High Green	GNLPSL0020	0.11	Single dwelling
		East of Norwich Road	GNLP2018	8.33	Residential development (50-150 dwellings) plus possible school
		North of High Green	GNLP2119	1.93	Residential development (25 dwellings proposed)
		East of Wood Farm	GNLP2122	2.74	Residential development (30 dwellings proposed) and primary school

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
South Norfolk	Bunwell	Land between Coldstream and Burnlea	GNLPSL0001	0.1	Infill between two properties
		South of Church Lane	GNLPSL2004	0.2	Residential development (unspecified number)
		Adjoining The Laurels	GNLP2126	0.52	Residential development (unspecified number)
South Norfolk	Burston	Holly House, Diss Road	GNLPSL0005	0.12	Residential development (5 dwellings proposed)
South Norfolk	Caistor St Edmund	South of Caistor Lane	GNLP2093	5.52	Residential development (150 dwellings proposed)
		North of Stoke Road	GNLP2094	4.37	Residential development (110 dwellings proposed)
		East of Ipswich Road	GNLP2158	49.93	Commercial development
South Norfolk	Carleton Rode	South of Flaxlands Road	GNLP2086	0.72	Residential development (10 dwellings proposed)
South Norfolk	Chedgrave	Pebblers	GNLPSL0015	0.21	Single detached dwelling as a 'Self Build' project
		Big Back Lane	GNLP2055	3.45	Residential development (unspecified number)
South Norfolk	Colney	Land adjacent to Norwich Research Park	GNLP0331R A	14.84	Employment-led mixed use development
		Land adjacent to Norwich Research Park	GNLP0331R B	1.26	Employment
		Land adjacent to Norwich Research Park	GNLP0331R C	5.59	Employment
South Norfolk	Costessey	Land at Town House Road	GNLP0284R	8.98	The site is being promoted for residential use, supported by public open space, access, landscaping, drainage and associated services. Three masterplans have been submitted, of which this is the largest.
		Land to the rear of 23 Longwater Lane	GNLP2004	0.64	Residential development (4-10 dwellings proposed)
		Norfolk Showground	GNLP2074	75.65	Food, farming, leisure, tourism, recreation, arts, exhibition
		North of Gunton Lane	GNLP2138	2.65	Residential development (unspecified number)
		10 Longwater Lane	GNLP2156	1.93	Residential development (unspecified number)
		Earnest Gage Avenue	GNLPSL2008	2.6	Promoted for settlement boundary change

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
South Norfolk	Dickleburgh	East of Norwich Road	GNLP2083	0.77	Residential development (10-15 dwellings proposed)
		East of Norwich Road	GNLP2084	0.24	Residential development (5 dwellings proposed)
		West of Norwich Road	GNLP2145	6.1	Residential-led mixed use development (80 dwellings, retirement home, community facility, offices and open space proposed)
		Land opposite Bridge Farm	GNLP0230R	0.84	Residential development (unspecified number)
South Norfolk	Diss	Victoria Road	GNLP2067	0.42	Repair and retail warehouse, business and offices
		West of Shelfanger Road	GNLP2104	50.51	Residential development (unspecified number)
South Norfolk	Ditchingham	Lambert's Way	GNLP2011	0.35	Residential development (unspecified number)
South Norfolk	East Carleton	East of Hethersett Road	GNLP2152	0.51	Residential development (unspecified number)
		South of Wymondham Road	GNLP2165	1.15	Business park, offices, plus 4 dwellings
		East of Hethersett Road	GNLP2167	0.88	Residential development (unspecified number)
South Norfolk	Flordon	East of Greenways	GNLP2147	0.4	Residential development (unspecified number)
South Norfolk	Fornsett	Black Barn	GNLP2013	1	Residential development (5 dwellings proposed)
		Low Road	GNLP2028	1.51	Residential development (6 dwellings proposed)
		Tawny Farm	GNLP2058	0.96	Residential development (15 dwellings proposed)
		Four Seasons Nursery	GNLP0559R	2.15	Three self-build houses for plantmen on the site with the benefit of many rare trees and shrubs established over the past thirty years.
South Norfolk	Framingham Earl	Orchard Farm	GNLP2127	2.38	Residential development (unspecified number)
South Norfolk	Gillingham	Land to the east of the Village Hall	GNLPSL0021	0.3	Residential
South Norfolk	Gt Moulton	Former meat processing plant	GNLP2003	1.13	Residential development (20-30 dwellings proposed)
		Overwood Lane	GNLP2008	0.33	Residential development (1-3 dwellings proposed)

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
		Cherry Tree Farm	GNLP2068	0.86	Residential-led mixed use (16 dwellings, 3 shops with flats above)
South Norfolk	Harleston	West of Shotford Road	GNLP2088	7.3	Residential development (150 dwellings proposed)
		North of Green Lane	GNLP2098	2.52	Residential development (65 dwellings proposed)
		South of Redenhall Road	GNLP2099	4.45	Residential development (110 dwellings proposed)
		Mendham Lane	GNLP2105	1.06	Residential development (20 dwellings proposed)
		South of Spirketts Lane	GNLP2108	7.18	Residential development (160-175 dwellings proposed)
		South of Needham Road	GNLP2116	7.1	Residential development (160 dwellings proposed)
		Briar Farm	GNLP2136	27.04	Residential-led mixed development (350 dwellings including accessible dwellings, care, employment, retail)
South Norfolk	Hempnall	Pear Tree Farm	GNLP2046	1.51	Residential development (unspecified number)
		West of Field Lane	GNLP2081	2.39	Residential development (40 dwellings proposed)
South Norfolk	Hingham	Swan Field', Hardingham Road	GNLP0544R	3.8	Residential development up to 96 dwellings @ 30 per hectare
		23 Low Road	GNLPSL2002	0.09	One three-bedroom bungalow
South Norfolk	Keswick & Intwood	Land north of Eaton Gate, Low Road	GNLPSL0012	0.24	Development of up to 4 new dwellings together with associated access, landscaping and parking
		Intwood Road	GNLP2014	1.14	Residential/office
South Norfolk	Kirby Cane	Site at Old Post Office Lane	GNLPSL0019	0.19	1 to 3 single storey dwellings
South Norfolk	Kirstead	East of Kirstead Green	GNLP2174	0.76	Residential development (20 dwellings proposed)
South Norfolk	Little Melton	Land to the north and south of Mill Road	GNLP0182R	3.15	Residential development, and the site will provide opportunities to enhance connectivity to existing residential development in the immediate surrounding area. Parts of the site could be offered to the community for additional open space provision.

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
		Braymeadow Lane	GNLP2044	16.15	Residential development (400-500 dwellings proposed)
South Norfolk	Loddon	South of Beccles Road	GNLP2032	0.54	Residential development (unspecified number)
South Norfolk	Marlingford and Colton	Land south of Colton/east of Highhouse Farm Lane	GNLP0475R	2.85	Housing, including but not limited to options from general market, affordable, retirement, holiday accommodation and/or staff accommodation related to the expanding Barnham Broom Golf and Country Club
		East of Honingham Road/north of Barnham Broom Golf & Country Club	GNLP0476R	23.67	Housing, including but not limited to options from general market, affordable, retirement, holiday accommodation and/or staff accommodation related to the expanding Barnham Broom Golf and Country Club
South Norfolk	Mulbarton	South of Rectory Lane	GNLP2038	14.67	Residential development (unspecified number)
		North of Rectory Lane	GNLP2039	4.66	Residential development (unspecified number)
South Norfolk	Needham	North of High Road and Harman's Lane	GNLP2065	2.3	Residential development (8 dwellings proposed)
		North of Needham Road	GNLP2115	6	Residential development (175 dwellings proposed)
South Norfolk	Poringland	South of Burgate Lane	GNLP2153	9.3	Residential development (165 dwellings proposed) and green infrastructure
South Norfolk	Pulham Market	East of Colegate End Road	GNLP2095	0.66	Residential development (12 dwellings proposed)
		West of Mill Lane	GNLP2096	2.95	Residential development (50 dwellings proposed)
		Former waste transfer station	GNLP2128	1.81	Retail/petrol station
South Norfolk	Pulham St Mary	Land Northwest of Norwich Road and Poppy's Lane	GNLP1052R	4.03	Residential and open space
		The Sycamores	GNLPSL0008	0.2	Residential development for circa 5 dwellings
South Norfolk	Rockland St Mary	South of New Inn Hill	GNLP2007	0.54	Residential development (15+ dwellings proposed)
		North of The Street	GNLP2061	1.98	Residential development (25 dwellings proposed)

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
		North of The Street	GNLP2063	1.95	Residential development (25 dwellings proposed)
		South of The Street	GNLP2064	2.04	Residential development (25 dwellings proposed)
		West of The Oaks	GNLP2070	0.96	Residential development (5 dwellings proposed)
South Norfolk	Scole	Land at Rose Farm	GNLP0338R	0.59	Residential development (35-45 homes proposed) plus landscaping and open spaces.
		1 Bridge Road	GNLP2066	0.5	Residential development (unspecified number)
South Norfolk	Seething	West of Mill Lane	GNLP2148	0.53	Residential development (12 dwellings proposed)
South Norfolk	Starston	Whitehouse Farm, Cross Road	GNLPSL2001	0.17	Residential development (2-4 dwellings proposed)
South Norfolk	Stoke Holy Cross	Off Norwich Road	GNLP2091	1.24	Residential development (11 dwellings proposed)
		South of Long Lane	GNLP2111	2.89	Residential development (50-60 dwellings proposed)
		Model Farm	GNLP2124	4.56	Residential development (80 dwellings proposed)
South Norfolk	Surlingham	Mill Road East	GNLP2010	0.84	Residential development (up to 10 dwellings proposed)
		Land in The Covey	GNLP2016	1.04	Residential development (6 dwellings proposed)
		West of Mill Road	GNLP2045	0.28	Residential development (5 dwellings proposed)
South Norfolk	Swainsthorpe	Church Rd	GNLP0191R	2.66	Residential development
		Land off Church View	GNLP0603R	3.93	Residential development (25 dwellings proposed)
		Land West of Ipswich Road (A140), adjacent to Hickling Lane	GNLP0604R	10.99	Proposed relocation of Ben Burgess Norwich to create new premises consisting of workshops, stores, offices and agricultural sales and display area.
South Norfolk	Tacolneston	122 Norwich Road	GNLPSL0016	0.09	Self-build housing
		Norwich Road	GNLP2031	1.25	Residential development (unspecified number)
South Norfolk	Thurton	East of The Street	GNLP2048	0.64	Residential development (unspecified number)
South Norfolk	Tibenham	Long Row	GNLP2102	0.27	Residential development (5-6 dwellings proposed)
		Between Black Barn Rd &	GNLP2112	1.028 46	Residential development (16-18 dwellings proposed)
South Norfolk	Tivetshall St Margaret	North of School Road	GNLP2103	0.84	Residential development (10-15 dwellings proposed)



District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
South Norfolk	Tivetshall St Mary	Land to the east of Tivetshall	GNLNP2041	19.85	Residential development (unspecified number)
		South of Rectory Road	GNLNP2042	4.11	Residential development (unspecified number)
South Norfolk	Toft Monks	South of Bulls Green Lane	GNLPSL2005	0.28	Residential development (5 dwellings proposed)
South Norfolk	Topcroft	West of Topcroft Street	GNLNP2029	0.26	Residential development (7 dwellings proposed)
		Land west of The Street	GNLNP2146	0.43	Residential development (5 dwellings proposed)
South Norfolk	Wicklewood	High Street	GNLNP2179	3.29	Residential development (unspecified number)
South Norfolk	Winfarthing	South of Stocks Hill	GNLNP2049	0.39	Residential development (5-7 dwellings proposed)
South Norfolk	Woodton	North of Hempnall Road	GNLNP2100	0.65	Residential development (5-10 dwellings proposed)
		South of The Street	GNLNP2130	1.9	Residential development (25 dwellings proposed)
South Norfolk	Wortwell	North of High Road	GNLPSL2006		Residential development (5 dwellings proposed)
		Bell Field	GNLNP2036	1.27	Residential development (unspecified number)
		High Road	GNLNP2121	13.75	Residential-led mixed use development
South Norfolk	Wreningham	Land South of High Road	GNLPSL009	0.18	Residential development (one detached dwelling)
South Norfolk	Wymondham	North East Wymondham	GNLNP0525R	157	Mixed use development including residential dwellings, primary and secondary education facilities, employment provision, rugby club, local centre, open space, including town/county park allotments, formal sports provision. Revised to remove existing commitment.
		Burnthouse Lane	GNLNP2073	0.65	Residential development (5 dwellings proposed)
		South of Station Road	GNLNP2082	3.17	Residential development (30 dwellings proposed)
		East of Field House	GNLNP2090	1.7	Residential development (50 dwellings proposed)
		East and west of railway line	GNLNP2101	77.26	Residential-led mixed use development

District	Parish	Site Address	Site Reference	Site Area (Ha)	Proposal
		South of Norwich Common	GNLP2125	0.32	Residential development (8 dwellings proposed)
		North east of Carpenters Barn	GNLP2150	6.53	Residential development (150 dwellings proposed)
		West of Carpenter Close	GNLP2155	3.37	Residential development (80 dwellings proposed)
		Great Expectations	GNLP2157	9.14	Residential development (unspecified number)
		Park Farm	GNLP2168	340.28	New settlement (6,500 dwellings proposed)
		within WYM3 & WYM13 allocation	GNLP2169	1.36	Residential development (32 dwellings proposed)
South Norfolk	Yelverton	South of Loddon Road	GNLP2006	1.82	Residential development (10 dwellings proposed)

## Appendix 2 Communications Update

### Web sites

The [GNDP website](#) will once again direct all users to the [consultation website](#).

### Media Activity

- Proactive press release, with quotes issued before the consultation starts to garner public and stakeholder interest.
- Update on how the consultation is developing and at the end.
- Media interviews with Cllr Vincent as chair of GNDP to be placed with certain media.
- Media briefings will be offered prior to the consultation starting with the Eastern Daily Press, BBC Radio & TV, & ITV.
- A Q & A will be prepared to provide outline responses for potential questions likely to be asked through the consultation, particularly for use in any media interviews or on social media.
- A boiler plate with details of all members on the GNLP will be on all media releases.

### Media enquiries

- All media enquiries made by members of the media should be handled by the communications team in liaison with the project team.

### Social media

- Twitter and Facebook accounts will send out information that will be passed through the four councils' channels.
- Facebook advertising was also placed on all four council websites directing to the [consultation website](#).

### Branding

The new GNLP logo along with the supporting strapline in addition to the four local authority logos (Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council) will be used on all publicity material such as press releases/websites, signage, In-house publications, leaflets and posters.

### Posters and letters

- Posters will be put up at key locations. In each council building, sent to the parish, town and city councils for their local information boards, relevant libraries and electronically on some Norwich bus stops.
- Letters detailing the consultation will also be sent to the parish, town and city councils.

### Materials

- Hard copy of relevant consultation materials will be made available to parish councils to aid discussions.

## **Communications channels utilised summary**

- Website/intranet of GNLP and partners
- Media (print, broadcast, specialist publications)
- Social media
- Residents' magazines (TBC - if possible)
- Letters to councils
- Elected members (via emails/intranet etc.)
- Telephone

## **The National Planning Policy Framework and the Greater Norwich Local Plan**

### **Recommendation**

**The Board recommends 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.**

### **Background**

1. The revised National Planning Policy Framework (NPPF) was published in July 2018. It fully replaces the 2012 NPPF, providing the framework within which locally-prepared plans for housing and other development can be produced.
2. Work on the Greater Norwich Local Plan (GNLP) to date has reflected emerging national policy changes set out in the draft NPPF, for example by using the draft standard methodology to establish housing numbers for the GNLP consultation in early 2018.
3. Papers presented to the Greater Norwich Development Partnership (GNDP) in June 2018 stated that the implications of the new NPPF will be fully consulted on and integrated into the GNLP, enabling it to be one of the first local plans to do so. Consequently, this paper sets out key changes to the NPPF and their implications for plan-making locally. It also identifies how the NPPF is likely to affect implementation of the Joint Core Strategy (JCS) in relation to the new Housing Delivery Test (HDT) set out in the NPPF.

### **Government's aims**

4. The NPPF, and in turn local plans, are intended to support wider policy aims in the UK's Industrial Strategy. This aims to drive up productivity and update infrastructure through a delivery programme which focuses on "grand challenges" facing the country stemming from technological change, mobility, clean growth and an ageing society.
5. Overall, the main changes made by the Government to the NPPF aim to promote strategic planning, with joint working across boundaries and to support the delivery of development in general, and housing in particular. The NPPF also supports the Government's aim to ensure that infrastructure is provided to support growth and strong environmental protection and enhancement measures are in place.
6. As reported to the GNDP in June 2018 in relation to the draft NPPF, in emphasising the value of cross boundary strategic plans nationally, the NPPF provides strong validation for the collaborative approach we have taken in Greater Norwich for over a decade. Government statements have also indicated that those authorities which produce cross boundary plans are more likely to be able to access funding.

7. For delivery to be improved, Government has emphasised that both the supply of housing sites through the planning system will need to continue to rise and developers will need to progress sites more rapidly. Their view is that housing delivery will be speeded up by ensuring that a greater diversity of housing product is available and better use is made of land. Local plans can help to achieve this by providing a greater variety of sites and increasing densities.
8. As a result, the GNLP will need to allocate more small housing sites to complement the strategic sites already allocated through the Joint Core Strategy (JCS) and look to increase densities where possible. At the same time, the strategy will need to support economic growth and sustainability by focusing housing close to the key strategic employment locations which are currently growing and will continue to do so.

### Key changes to the NPPF

9. Table 1 below sets out key NPPF changes and their implications for the emerging GNLP:

NPPF changes		Implications for GNLP
Key themes		
Design quality + effective use of land	<ul style="list-style-type: none"> <li>• Locally led design standards.</li> <li>• Optimise land use (density standards, “building up”).</li> <li>• Reflect local character and opportunities.</li> <li>• Role of transport, health, integration and security in design.</li> </ul>	<ul style="list-style-type: none"> <li>• Continue use of BfL12 design standard - resources needed.</li> <li>• Consider need to establish minimum densities for centres, locations well served by public transport + other parts of the plan area in addition to Norwich.</li> <li>• Retain focus on local character.</li> <li>• Promote socially inclusive and secure development with good access to services and sustainable transport which supports healthy lifestyles.</li> </ul>
Environmental protection	<ul style="list-style-type: none"> <li>• Biodiversity net gain principle.</li> <li>• Greater protection for ancient woodlands.</li> <li>• Cover risks from overheating.</li> <li>• Sustainable and safe access to sites</li> </ul>	<ul style="list-style-type: none"> <li>• Include biodiversity net gain principle.</li> <li>• Retain policy protection of ancient woodland.</li> <li>• Retain policy coverage of risks from overheating.</li> <li>• Sites will need “appropriate opportunities to promote sustainable transport modes, safe and suitable access to the site for all”.</li> </ul>
Diversification and mix of sites to improve delivery	<ul style="list-style-type: none"> <li>• Small sites requirement.</li> <li>• Sub-divide large sites.</li> <li>• Housing for different groups – affordable housing, housing for the elderly, family housing, student accommodation,</li> </ul>	<ul style="list-style-type: none"> <li>• Greater mix of site size, less reliance on strategic sites which should only be included where delivery can be demonstrated.</li> <li>• Considerable need for sites of 0.5 to 1 hectare to meet 10% small sites requirement. Likely to form significant element of new allocations.</li> <li>• Sub-divide large sites where necessary.</li> </ul>

	<p>people with disabilities and travellers.</p> <ul style="list-style-type: none"> <li>• Amendments to affordable housing definitions</li> <li>• Reallocation + alternative uses.</li> <li>• Five year land supply.</li> <li>• Support for new settlements.</li> <li>• Support for village growth where it will support local services.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure evidence is available and policies address all types of housing need.</li> <li>• Allocations to contain requirements to assist delivery of a greater diversity of homes for different markets.</li> <li>• Promote self-build.</li> <li>• Have clear evidence on existing allocations and de-allocate if good evidence of delivery is not provided.</li> <li>• Ensure plan allocations include deliverable sites to help to address five year land supply issues.</li> <li>• Consider rebalancing growth between Broadland and South Norfolk to assist delivery.</li> <li>• Consider whether plan should allocate new settlement/flag up long term potential for new settlement.</li> <li>• Focus rural growth on villages with services or shared services in clusters.</li> </ul>
Developer Contributions	<ul style="list-style-type: none"> <li>• Plan led viability assessments – new guidance.</li> <li>• Clear expectations for infrastructure contributions.</li> <li>• CIL review.</li> </ul>	<ul style="list-style-type: none"> <li>• Complete ongoing viability study.</li> <li>• Require developers to make binding commitment to meeting plan requirements to enable allocation of sites.</li> <li>• Undertake CIL review when Government guidance is available.</li> </ul>
Green Belt	<ul style="list-style-type: none"> <li>• New Green Belts should only be established in exceptional circumstances</li> </ul>	<ul style="list-style-type: none"> <li>• Decide on need for a new Green Belt locally – can only be established through local plans.</li> </ul>
<b>More flexible and proportionate plan making</b>		
<ul style="list-style-type: none"> <li>• Not one size fits all.</li> <li>• Key strategic priorities.</li> <li>• Joint working promoted.</li> <li>• Proportionate evidence (including local industrial strategy) + soundness tests.</li> <li>• Rolling five year reviews of plans.</li> <li>• Requirement for Statement of Common Ground to ensure cross boundary agreements on strategic issues.</li> </ul>	<ul style="list-style-type: none"> <li>• The authorities will need to continue to plan cross boundary and the GNLp will need to clearly distinguish between strategic and any non-strategic policies.</li> <li>• Set out strategy for the pattern, scale and quality of development to cover: <ul style="list-style-type: none"> <li>○ Housing, employment, retail + leisure uses (including town centre diversification), other commercial development, environmental protection and enhancement (natural, built + historic environments, landscapes, green infrastructure, climate change);</li> <li>○ Infrastructure (including transport, telecoms, security, water, flood risk and energy);</li> <li>○ Community facilities (including health, education and culture).</li> </ul> </li> <li>• Ensure there is evidence to support “an appropriate strategy”.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Ensure rolling review of joint strategic plan (especially if housing numbers change).</li> <li>• Norfolk Strategic Planning Framework (NSPF) to be adapted to Statement of Common Ground to meet stronger cross boundary expectations.</li> </ul>
<b>Addressing needs</b>	
<ul style="list-style-type: none"> <li>• Presumption in favour of sustainable development clearer and stronger.</li> <li>• Standard method for assessing housing need (new guidance, but review needed).</li> <li>• Requirement to set housing numbers for neighbourhood plans.</li> </ul>	<ul style="list-style-type: none"> <li>• Presumption will continue to apply where there is no five year land supply.</li> <li>• Continued uncertainty over housing numbers for plan while national methodology review takes place. Review currently not anticipated to affect GNLP timetable if completed by January 2019 as stated by Government.</li> <li>• Need to provide strategic numbers for emerging neighbourhood plans e.g. Diss and neighbourhood. NPs can raise, but not lower, these figures.</li> </ul>

### Implementation of the Joint Core Strategy

10. The NPPF has also introduced a new test, the Housing Delivery Test (HDT). The HDT measures net additional dwellings provided over the previous three years in a local authority area against the homes required.
11. The Ministry for Housing, Communities and Local Government (MHCLG) will publish the HDT results annually in November. The methodology for calculating the HDT is set out in its measurement rule book<sup>1</sup>.
12. Those local authorities which do not meet HDT requirements will have to produce an Action Plan, underpinned by local evidence, detailing the reasons for under-delivery and how to increase delivery rates. Ultimately, those local authorities which provide less than 75% of their housing requirement annually will be subject to the presumption in favour of sustainable development.
13. However, Government has indicated that in cases such as Greater Norwich where local planning authorities work in partnership to plan for growth through a joint local plan, housing delivery may be measured over the whole of the area being planned for rather than on a district by district basis. There is logic to this approach as a primary reason for local authorities co-operating through joint plans is that tightly bounded cities such as Norwich cannot meet their housing needs within their boundaries, therefore they must be met beyond them.
14. Whilst early indications suggest that the HDT is only likely to affect Norwich locally, once the results of the test are published consideration will need to be given as to

<sup>1</sup> Available [here](#)



how to address the issue. We will also have to indicate through the GNLP whether the districts will be measured separately or jointly for the purposes of the HDT.

### **The Next Steps**

15. The NPPF's requirements will guide development of the overall growth strategy for the area, along with the wider policy framework in the GNLP. This work will include:
  - a. A GNDP member workshop on policy development scheduled for November 13<sup>th</sup> 2018;
  - b. A report on the Outline Strategy for the GNLP which is intended to be considered by the GNDP on January 29<sup>th</sup> 2019. The content of this report will be partly dependent on the timing and the outcome of the Government's review of the standard methodology for calculating housing need.