Broadland District Council

Local Development Scheme 2018 – 2022

July 2020

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Introduction

Under the Planning and Compulsory Purchase Act 2004 the development plan will constitute of a range of documents called Development Plan Documents or 'Local Plans'. The 'Local Development Scheme' (LDS) has to be prepared by each local planning authority to outline its programme for production of the new Local Plan documents.

The Development Plan Documents (DPD), that are the subject of this Local Development Scheme are:

- Greater Norwich Local Plan

The Broadland Local Development Scheme does not include the Broads Area even though this is within Broadland District, as the Broads Authority is a local planning authority in its own right and produces a Local Development Scheme for its area.

Localism Act (2011)

The Localism Act 2011 requires planning authorities to prepare and maintain a Local Development Scheme. The scheme must specify:

- The documents which are development plan documents;
- The subject matter and geographical area to which each development plan documents to relate;
- Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29;
- The timetable for the preparation and revision of development plan documents;
- Such other matters as are prescribed.

It is no longer required to submit the scheme to the Secretary of State.

Greater Norwich Development Partnership

The Greater Norwich Development Partnership (GNDP) brought together Broadland District Council, Norwich City Council, South Norfolk District Council and Norfolk County Council. The partnership oversaw the production of a Joint Core Strategy for the Broadland, Norwich and South Norfolk local planning authority area. This is currently the overarching strategic spatial planning document for the three local planning authorities.

Adopted Development Plan Documents (Local Plans)

The Joint Core Strategy for Broadland, Norwich and South Norfolk was adopted in March 2011. However, following a legal challenge part of the text was "remitted" by the court. This meant that part of the process for producing the strategy had to be repeated for this element. This has been undertaken and the remitted element was adopted on 10 January 2014.

Other adopted Development Plan Documents (Local Plans) are: Development Management Policies DPD adopted August 2015; Site Allocations DPD adopted May 2016 and Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle Area Action Plan DPD adopted July 2016.

Local Development Documents

There are two types of documents known as **Local Development Documents** (LDDs). These are: **Development Plan Documents** (DPDs) which are required and **Supplementary Planning Documents** (SPDs) which are optional.

Development Plan Documents (DPDs), will be the most important documents as they will form part of the statutory Development Plan. When the document is adopted it will be part of the Development Plan and will therefore carry considerable weight in the determination of planning applications. Under section 38(6) of the Act, “If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”. DPDs are commonly referred as Local Plans.

In addition to the DPDs / Local Plans referred to in this document, other development plan documents produced by Norfolk County Council (on minerals and waste planning) and the Broads Authority (for the Broads Area) are also relevant to Broadland.

Supplementary Planning Documents (SPD's) are not policy documents in themselves, but are to support or 'supplement' the policies in the Development Plan Documents. The SPD's will be produced as and when necessary, and are not set out in this document.

Proposed Development Plan Documents

Greater Norwich Local Plan - The proposed Greater Norwich Local Plan (GNLP) will be produced by the three districts of Broadland, Norwich and South Norfolk, excluding those parts that are within the Broads Authority Executive Area. It will provide the strategy for future development of the Greater Norwich area, and identify specific areas for development, for the period up to 2038.

Policies Map (previously known as the Proposals Map) - The Policies Map will not form a separate document but will be part of the Development Plan. The Policies Map illustrates the policies that apply spatially, showing these on an Ordnance Survey base map. This will be updated as the DPDs are produced.

Other documents related to the DPD's:

Annual Monitoring Report (AMR): includes a summary of progress on the targets set out in the Local Plans.

Statement of Community Involvement (SCI): sets out the Council's approach to involving the community in the preparation of all local development documents and also planning applications.

Sustainability Appraisal (SA) Reports: a systematic process undertaken during the preparation of a plan or strategy, as required by the Planning and Compulsory Purchase Act 2004 (S19(5)). There is also a requirement for Development Plan Documents to undergo a Strategic Environmental Assessment, (known as SEA) under European Directive 2001/42/EC (transposed into UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004). It is intended that the Sustainability Appraisal incorporates the SEA in accordance with the Act and Regulations. This means that in addition to Environmental issues, on which an SEA focuses, Social and Economic matters will also be addressed as part of the overall assessment of sustainability, within a single joint appraisal.

Equality Impact Assessment (EIA)**:** the purpose of EIA is to improve the work of the Council by making sure that it does not discriminate and that, where possible, promotes equality. The relevant legislation is the Equalities Act 2010 which places obligations on local authorities and public sector organisations to consider equality issues in decision making.

EIA is a way of making sure the Council thinks carefully about the likely impact of its work on equality target groups. It involves anticipating the consequences of policies, strategies, projects or procurements on the target groups and making sure that, as far as possible, any negative consequences are eliminated or minimised and opportunities for promoting equality are maximised.

Neighbourhood Plans: documents that will set out policies relating to the use of land within a neighbourhood. In Broadland's communities, the development of these plans will be led by the appropriate Parish or Town Council, with support from Broadland District Council. The process will involve extensive consultation with residents, an independent examination of the submitted plan, followed by a local referendum. Assuming the plan passes the examination and referendum, it will then become adopted as part of the development plan for the district. Information on the made Neighbourhood Plans and the new ones that have been proposed, can be found on the Council's website http://www.broadland.gov.uk. These are not included in the Local Development Scheme.

Evidence Base

The Development Plan Documents are based on a range of studies and other evidence, utilising existing evidence or through revisions of this. Particular elements are the Strategic Housing Market Assessment most recently published in 2017, and the Housing and Employment Land Availability Assessment (HELAA) 2017/18. Regard is also had to other relevant documents such as strategies and policy documents, produced by the Council or other appropriate bodies.

Proposed Timetable 2018 – 2022

Broadland Local Development Scheme Timetable - July 2020

	2019												2020											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Greater Norwich Local Plan													C	C	C								C	C
Policies Map - Update																								

	2021												2022											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Greater Norwich Local Plan								P	P	S	S												A	A
Policies Map - Update																								A

Key

C	Regulation 18 (or equivalent for SPD) Consultation
P	Pre-Submission Publication of Plan (Regulation 19)
S	Submission to Secretary of State for Independent Examination (Regulation 22)
A	Adoption of Plan

NB: Work on the GNLP commenced in 2015, and is currently at the Regulation 18 stage of evidence gathering and document preparation. The regulation 18 has so far included a "call for sites" (an invitation to put forward specific development sites for inclusion in the GNLP) May - July 2016; production of evidence studies; Regulation 18 consultation on issues and options and site proposals held January - March 2018; Regulation 18 stage consultations on New, Revised and Small Sites October – December 2018; and, Regulation 18 consultation on Draft Plan January –March 2020. A further Regulation 18 focused consultation is now planned for November-December 2020. The detailed timetables for this work can be seen at https://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/.

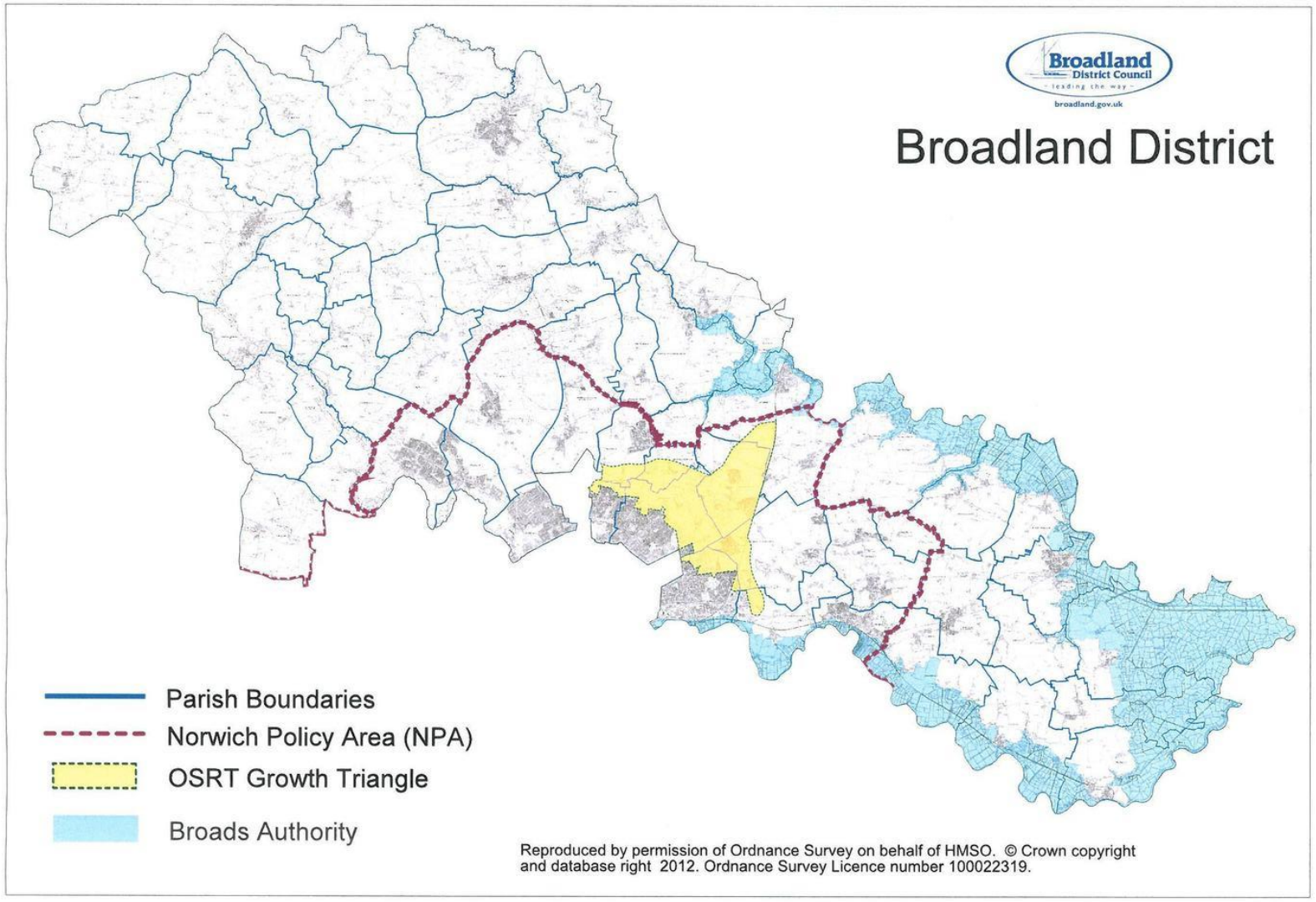
Overview

This section contains a “profile” of each document to be produced describing the content, explaining how each document conforms with higher order documents, the geographical area it covers, whether it will be a joint document and who will be involved, the set timetable for the production of each document, the department which will lead on production and how each document will be reviewed.

Development Plan Documents (DPDs)

1. Greater Norwich Local Plan

Figure 1 Broadland District



Greater Norwich Local Plan (GNLP)

DOCUMENT DETAILS	
What is the Purpose of the Document?	To provide the strategic vision, objectives and strategy for the future development of the Greater Norwich area and to identify specific issues for development for the period up to 2038. The areas to which the GNLP policies apply will be shown on the Policies Map. The GNLP provides the strategic context for the preparation of lower level documents prepared by the three constituent district planning authorities. The allocation of sites for housing development within the South Norfolk Village Cluster area, as defined by emerging GNLP, will be dealt with by a separate document prepared by South Norfolk Council.
What geographical area does the document cover?	The three districts of Broadland, Norwich and South Norfolk, excluding the parts of those districts that are within the Broads Authority Executive Area.
What is its status?	Development Plan Document or Local Plan
Will the document require a joint approach with other authorities? If so, with whom?	The plan will be prepared jointly by Broadland, Norwich and South Norfolk working with Norfolk County Council.
What documents must it conform to?	General conformity with National Planning Policy Framework (NPPF) and Policy Statements.
TIMETABLE	See Proposed Timetable
ARRANGEMENTS FOR PRODUCTION AND REVIEW	
Which department will lead the process?	Place Shaping Team
How will stakeholders and the community be involved?	The Council will involve stakeholders and local communities as set out in the Statement of Community Involvement.
How will the document be reviewed?	The document will be monitored and reviewed as part of the Annual Monitoring Report process. In accordance with the National Planning Policy Framework, Local Plans should be reviewed at least every 5 years. Such a review will need to determine whether there have been any significant matters that have

	arisen, for example to national policy or needs for development, that mean that modifications should be made to the Local Plan or a new replacement Local Plan produced. Consequently, it is proposed to timetable regular reviews of the Greater Norwich Local Plan, so that any identified need for modifications can be addressed in a timely manner. The timetable for the first Greater Norwich Local Plan is for submission to the Secretary of State in October-November 2021 leading to the adoption in October-November 2022, some 7 years since work commenced on its production. On the basis of the current timetable, it will be necessary to review the plan to determine whether it needs updating in late 2027, although a formal review of the plan may be begun before this date if appropriate.
What is the relationship with other Local Plans?	In Broadland the GNLP will supersede (i) the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014), (ii) the Broadland Site Allocations DPD It will be a component of the overall Broadland Development Plan, in conjunction with the Growth Triangle Area Action Plan, Development Management DPD and any made Neighbourhood Plans.

Monitoring

The Annual Monitoring Report (AMR) is the means of bringing forward a range of planning information to show performance of the plans and policies over the previous year. The aims of the (AMR) can be summarised as:

- To monitor the implementation of the local development scheme;
- To measure development performance against individual plan targets;
- To provide a commentary on the development performance and suggest any external factors which need to be taken into account, as being likely to affect the plan's targets in future.

It is intended that monitoring should be done jointly across the three authorities to measure performance of the current Joint Core Strategy across the Greater Norwich area, as well as individually for Broadland.

This Local Development Scheme (LDS) will need to be reviewed at regular intervals. The LDS will in particular need to be considered for review after the Annual Monitoring Report has been prepared each year in order to take account of any matters which it identifies as needing review.

In accordance with the National Planning Policy Framework, the adopted Development Management Policies DPD will be due for review by summer 2020 and the Growth Triangle Area Action Plan in Summer 2021.

Glossary of Terms

Abbreviation/ Document	Explanation
AMR	Annual Monitoring Report: part of the local development framework. Local authorities are required to produce an AMR each December with a base date of the previous financial year monitoring the progress of the implementation of the local development scheme and the extent to which policies in local development framework are being implemented.
AAP	Area Action Plan: a planning framework for area of major change or conservation similar to masterplan.
CS or (JCS)	Core Strategy / (Joint): sets out the long term spatial vision for the area. A development plan document, and one with which all other development plan documents must conform.
Development Plan Document (DPD)	Development Plan Documents contained within the local development framework. According to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the local development framework must be DPDs, for example Core Strategy, Site Specific Allocations of land and Area Action Plans where produced. There must also be an adopted Policies Map which will be varied as successive DPDs are adopted.
LDD	Local Development Document: the collective term for development plan documents, supplementary planning documents and statements of community involvement.
LDF	Local Development Framework: the portfolio of local development documents consisting of DPDs, SPDs, SCI, LDS and AMR. This is now referred to as the Local Plan as defined in the NPPF.
LDS	Local Development Scheme: the programme for the preparation of local development documents.
Local Plan	Another name for a Development Plan Document and commonly used to refer to the DPDs as a whole.
NPPF	The National Planning Policy Framework (NPPF) published in July 2018, sets out the Government's planning policies and requirements for the English Planning System. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
Policies (Proposals) Map	The adopted policies map as defined by the NPPF (previously termed the proposals map) illustrates all the policies contained in

	development plan documents and any saved policies. It will need to be revised as each new development plan document, which has a spatial content, is adopted. As development plan documents are submitted, they will include within them a submissions policies map showing the changes which would be required upon adoption of the document.
Site Allocations	Allocations of sites for specific or mixed uses for development, i.e. Housing, Employment, Open Space, Mix uses, etc.
SCI	Statement of Community Involvement: sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.
SA	Sustainability Appraisal: appraises policies to ensure they reflect sustainable development objectives (social, environmental and economic factors). Required by the Act to be undertaken for all DPDs.
SEA	Strategic Environmental Assessment: the term used to describe environmental assessment applied to policies, plans and programmes. In compliance with European SEA directive, a formal environmental assessment of land use planning proposals and plans is required. In practise SA and SEA are often combined.
SPD	Supplementary Planning Documents: provide supplementary information elaborating on policies in DPDs. Forming part of the Local Development Framework (LDF) not subject to independent examination and do not form part of the development plan. No longer require Sustainability Appraisal.