

# Local Development Scheme for South Norfolk

February 2021



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## **1. Introduction**

- 1.1 The Council is required to prepare a *Local Development Scheme* (LDS) under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS is essentially a project plan which identifies, amongst other matters, the Development Plan Documents which, when prepared, will make up the Local Plan for the area. It must be made publicly available and kept up-to-date. This enables the public and stakeholders to find out about emerging planning policies in their area, the status of those policies, what the documents will contain, and the timescales for their production.
- 1.2 In addition to providing information about the development plan documents in preparation, this LDS also provides detail about the preparation of Supplementary Planning Documents (SPDs), and adopted local development documents, to provide a full account of the planning policies operating in South Norfolk. This document also refers to key documents supporting the production of the Local Plan.
- 1.3 The South Norfolk LDS does not cover the Broads Authority areas within South Norfolk, as the Broads Authority is a Local Planning Authority in its own right and produces its own LDS.

## 2. The Adopted Local Plan

### Development Plan Documents (DPDs)

- 2.1 Development Plan Documents or DPDs, now more usually called ‘Local Plans’, are the formal policy documents which make up the statutory development plan for South Norfolk. Once adopted, these have full legal weight in decision making. The Council’s decisions to approve or refuse any development which needs planning permission must be made in accordance with the policies in the development plan, unless material considerations indicate otherwise.
- 2.2 The currently adopted development plan for South Norfolk comprises the following documents:
- *Joint Core Strategy for Broadland, Norwich and South Norfolk (the JCS)*, adopted in March 2011, with amendments adopted January 2014;
  - *South Norfolk Site Specific Allocations and Policies Document*, adopted October 2015;
  - *South Norfolk Development Management Policies Document*, adopted October 2015;
  - *Wymondham Area Action Plan*, adopted October 2015;
  - *Long Stratton Area Action Plan*, adopted May 2016;
  - *Cringleford Neighbourhood Plan*, made February 2014;
  - *Mulbarton Neighbourhood Plan*, made February 2016; and
  - *Easton Neighbourhood Plan*, made December 2017;

Further details on the above can be found in Appendix 2.

- 2.3 Each document (apart from Neighbourhood Development Plans) must be prepared in accordance with a nationally prescribed procedure set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. At key stages of plan-making there is an opportunity for the public to comment on emerging planning policies and proposals in the documents. At the end of the process, development plan documents must be submitted to the Secretary of State and be independently examined by a government appointed inspector to assess their soundness and legal compliance before they can be adopted by the Council and come into force.
- 2.4 Certain other documents must be published alongside each Development Plan Document, including:
- a *sustainability appraisal (SA) report* of the DPD at each stage (a *sustainability appraisal scoping report* is prepared and consulted on at the start of the process to set out what sustainability issues and objectives the SA should cover and what evidence it will use);
  - a *policies map*, setting out the DPD’s policies and proposals on a map base (if relevant);
  - a *statement of consultation* summarising public representations made to the plan and how they have been addressed (called the “Regulation 22(c) statement”);
  - copies of any representations made;
  - any other supporting documents considered by the council to be relevant in

- preparing the plan;
- an *adoption statement* and *environmental statement* (when the plan is adopted).

### **Supplementary planning documents (SPDs)**

- 2.5 Supplementary planning documents (SPDs) help to support and explain in more detail how the Council will implement particular policies and proposals in the local plan. SPD can also take the form of masterplans or detailed design briefs for sites allocated in the Local Plan. SPDs can be reviewed frequently and relatively straightforwardly to respond to change.
- 2.6 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) state that SPDs should be used '*where they can help applicants make successful applications or aid infrastructure delivery*', and should not be used to add unnecessarily to the financial burdens on development. SPDs should clarify and amplify existing policy, not introduce new policy or include excessively detailed guidance.
- 2.7 Current SPDs adopted by the Council are:
  - *South Norfolk Place-Shaping Guide SPD (September 2012)*;
  - *Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk SPD (July 2014)*; and
  - *Guidelines for Recreation Provision in New Residential Developments SPD (September 2018)*

### **3. The LDS Programme**

- 3.1 With an adopted Local Plan for the whole of South Norfolk's planning authority area, the focus is now on maintaining an up to date Plan in accordance with Government requirements. The focus of this work is on the replacement of the oldest part of the Local Plan, the JCS, with a new Greater Norwich Local Plan (GNLP). As well as replacing the JCS the GNLP will also allocate the sites to deliver future growth, replacing sections of the South Norfolk Site Specific Policies and Allocations Document, and potentially some elements of the Wymondham and Long Stratton Area Action Plans, The South Norfolk Development Management Policies Document and some Neighbourhood Plans. The timetable for producing the GNLP set out in this LDS has been adjusted to reflect its accelerated programme. The updated profile for the GNLP is set out in Section 4 below.
- 3.2 The consultation on the draft GNLP also marked the separation of the sites in the Village Clusters in South Norfolk into the South Norfolk Village Clusters Housing Allocations Document. During production of the Regulation 18 draft GNLP it became apparent that the choice of sites available in the village clusters across South Norfolk was not producing the potential options that would successfully address the requirements in those settlements. Some parishes had few sites submitted, often detached from the settlement or with other issues raised via the initial Housing and Economic Land Availability Assessment (HELAA), consequently leading to a potentially greater concentration of development in other settlements. As such a call for additional sites in Village Clusters was made through Policy 7.4 of the draft GNLP. With its more extensive rural area, significantly larger number of small settlements/parishes, and consequently larger requirement for village cluster allocations than Broadland, the work to address the Village Clusters in South Norfolk is now being undertaken in a separate document. The overall strategic requirements, including the total number of new dwellings to be allocated in the Village Clusters, will continue to be set out in the GNLP; consequently, the timetable, set out in the Document Profile below, will follow closely behind the GNLP timetable with adoption timetabled for November 2022.

## 4. Local Development Document Profiles

Document Title	Greater Norwich Local Plan (GNLP)
<p><b>Role and content</b></p>	<p>To provide the strategic vision, objectives and strategy for future development of the Greater Norwich area, to accommodate objectively assessed needs for growth and to identify specific sites for development in the period to 2038.</p> <p>The areas to which the policies apply will be shown on the Policies Map.</p> <p>The GNLP provides the strategic context for the preparation of any lower level policy documents prepared by the three constituent district planning authorities, such as Development Management Policies or Area Action Plans.</p>
<p><b>Status</b></p>	<p>Development Plan Document/Local Plan</p>
<p><b>Conformity</b></p>	<p>The document must conform with the National Planning Policy Framework (NPPF) and should also accord with standing advice in national the Planning Practice Guidance (PPG) and other Government Policy Statements.</p>
<p><b>Geographical coverage</b></p>	<p>The three districts of Broadland, Norwich and South Norfolk, excluding the parts of those districts falling within the Broads Authority Executive Area.</p>
<p><b>Joint working arrangements (if any)</b></p>	<p>The plan will be prepared jointly with Broadland District and Norwich City councils, working with Norfolk County Council.</p>
<p><b>Relationship with adopted local plan(s)</b></p>	<p>The GNLP will supersede</p> <ul style="list-style-type: none"> <li>a) the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted 2014); and</li> <li>b) elements of the South Norfolk Site Specific Allocations and Policies Document (October 2015); and</li> <li>c) those other documents identified in the LDSs for Norwich City and Broadland District Councils</li> </ul> <p>The Wymondham Area Action Plan (October 2015), the Long Stratton Area Action Plan (October 2015) and the South Norfolk Development Management Policies Document (October 2015) will not be superseded, although there may be elements of the GNLP that add to, amend or replace parts of those documents.</p>

	The GNLP will be a component of the overall South Norfolk Development Plan, in conjunction with the retained documents and any 'made' Neighbourhood Plans.
<p><b>Evidence required</b>  <i>May include selective reviews of the evidence base already in place for the adopted Local Plan and new or updated studies where necessary.</i></p>	<p>Includes (but may not be limited to):</p> <ul style="list-style-type: none"> <li>• Strategic Housing Market Assessment (SHMA);</li> <li>• Housing and Economic Land Availability Assessment (HELAA);</li> <li>• New Settlement Topic Paper</li> <li>• Employment, Town Centre and Retail Study;</li> <li>• Viability Study</li> <li>• Infrastructure study;</li> <li>• Health Impact Assessment;</li> <li>• Strategic flood risk assessment (SFRA);</li> <li>• Water Cycle Study;</li> <li>• Landscape Character Assessment;</li> <li>• Green infrastructure study; and</li> <li>• Sport and recreation study.</li> </ul> <p>The plan must be accompanied by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) which will draw on, and themselves be part of, the evidence base</p>
<p><b>Production milestones</b>  (Timetable consistent with that for Norwich City and Broadland District Councils)</p>	
Commence document production.	December 2015
Call for sites – invitation to put forward specific development sites for inclusion in the GNLP.	May-July 2017
Commission, prepare and publish evidence studies required to support the GNLP.	March 2016 – January 2019
Publish initial Growth Options and Site Proposals ( <b>Regulation 18</b> ) for consultation.	January-March 2018
Publish the New, Amended and Small Sites ( <b>Regulation 18</b> ) for consultation.	October – December 2018
Publish Draft Plan ( <b>Regulation 18</b> ) for consultation.	January – March 2020

Publish Pre-Submission Plan <b>(Regulation 19)</b>	February – March 2021
Formal submission of GNLP to Secretary of State <b>(Regulation 22).</b>	July 2021
Public Hearings start	November - December 2021
Adoption of the Greater Norwich Local Plan.	September 2022
<b>Arrangements for Production and Review</b>	
South Norfolk Governance	Led by Place Making  Agreement at each stage through Cabinet and Full Council approval at Regulation 22 and adoption.
How will stakeholders and the community be involved?	The Council will accord with the approved Statement of Community Involvement (SCI)
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 NPPF, Local Plans should be reviewed every 5 years. Such a review will need to determine whether any significant matters have arisen, for example through changes to national policy or the identification of additional development needs, that mean the Plan needs to be updated or replaced.  The current timetable proposes adoption of the GNLP in September 2022, approximately 5 years from commencement of plan production. Consequently, the first review is scheduled for late 2027.

<b>Document Title</b>	<b>South Norfolk Village Clusters Housing Allocations document</b>
<b>Role and content</b>	To allocate housing sites in the South Norfolk village cluster settlements, sufficient to meet the minimum requirements set out in the Greater Norwich Local Plan (GNLP).
<b>Status</b>	Development Plan Document/Local Plan
<b>Conformity</b>	The document must conform with the National Planning Policy Framework (NPPF) and the GNLP and should also accord with standing advice in national the Planning Practice Guidance (PPG) and other Government Policy Statements.
<b>Geographical coverage</b>	<p>Village Cluster parishes* in South Norfolk Council, excluding the parts of those parishes falling within the Broads Authority Executive Area.</p> <p>* All parishes, except: Chedgrave; Colney; Costessey; Cringleford; Diss; Easton; Framingham Earl; Framingham Pigot; Hethersett; Hingham; Loddon; Long Stratton; Poringland; Redenhall w Harleston; Trowse w Newton; and Wymondham. The document also excludes housing sites in: parts of Roydon and Heywood that relate to the settlement of Diss; parts of Tharston &amp; Hapton that relate to the settlement of Long Stratton; and parts of Caistor St Edmund &amp; Bixley and Stoke Holy Cross that relate to the settlement of Poringland/Framingham Earl.</p>
<b>Joint working arrangements (if any)</b>	None.
<b>Relationship with adopted local plan(s)</b>	The South Norfolk Village Clusters Housing Allocations document will supersede elements of the South Norfolk Site Specific Allocations and Policies Document (October 2015).
<p><b>Evidence required</b>  <i>May include selective reviews of the evidence base already in place for the adopted Local Plan and new or updated studies where necessary.</i></p>	<p>Will include:</p> <ul style="list-style-type: none"> <li>• Housing and Economic Land Availability Assessment (HELAA)</li> </ul> <p>The document will draw largely on the evidence base that supports the strategic policies in the GNLP but will in certain instances require specific updates/additional work. This includes (but may not be limited to):</p> <ul style="list-style-type: none"> <li>• Strategic Housing Market Assessment (SHMA);</li> <li>• Viability Study;</li> <li>• Infrastructure study;</li> <li>• Health Impact Assessment;</li> <li>• Strategic flood risk assessment (SFRA);</li> <li>• Water Cycle Study;</li> <li>• Landscape Character Assessment;</li> <li>• Green infrastructure study; and</li> <li>• Sport and recreation study.</li> </ul> <p>The plan must be accompanied by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) which will</p>

	draw on, and themselves be part of, the evidence base
<b>Production milestones</b>	
Commence document production.	January 2020
Call for sites – invitation to put forward specific development sites for inclusion as part GNL P Regulation 18.	January to April 2020
Publish Draft Plan <b>(Regulation 18)</b> for consultation.	April/May/June 2021
Publish Pre-Submission Plan <b>(Regulation 19)</b>	November/December 2021
Formal submission of GNL P to Secretary of State <b>(Regulation 22)</b> .	March/April 2022
Public Hearings start	August/Sept 2022
Adoption of the South Norfolk Village Clusters Housing Allocations Plan.	February/March 2023
<b>Arrangements for Production and Review</b>	
South Norfolk Governance	Led by Place Making  Agreement at each stage through Cabinet and Full Council approval at Regulation 22 and adoption.
How will stakeholders and the community be involved?	The Council will accord with the approved Statement of Community Involvement (SCI)
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 NPPF, Local Plans should be reviewed every 5 years. Such a review will need to determine whether any significant matters have arisen, for example through changes to national policy or the identification of additional development needs, that mean the Plan needs to be updated or replaced.

## 5. Other documents related to the Development Plan Documents

- 5.1 Various other documents are required alongside the local plan, but do not form part of it. A **Statement of Community Involvement (SCI)** shows how the council intends to involve the community in plan preparation and planning decision making. The South Norfolk SCI was updated in June 2019 to reflect changes to national legislation and will be kept under regular review.
- 5.2 To ensure that plans and policies are effective, an **Annual Monitoring Report (AMR)** must also be prepared to record progress on implementing the local plan and whether local plan targets are being met. From 2011, the AMR for South Norfolk has been incorporated within a combined monitoring report for the Joint Core Strategy prepared jointly by the Greater Norwich authorities.
- 5.3 The **Norfolk Strategic Planning Framework (NSPF)** is a non-statutory strategic policy statement which sets broad targets and priorities for the next round of statutory Local Plans for individual districts and wider areas in Norfolk, facilitating joint working across district boundaries and helping to fulfil the statutory Duty to Co-operate. Consultation on the initial NSPF took place from July-September 2017, and the document was subsequently endorsed by all of the Norfolk authorities. During 2019 it was updated to reflect the requirements of the revised NPPF, in particular (a) so that it fulfils the remit of a 'Statement of Common Ground' and (b) so that it reflects the new 'standard' housing methodology and Version 2 was endorsed by all of the authorities in late 2019. In order to keep the document relevant and up to date, Version 3 of the NSPF is currently being prepared for endorsement in late 2020.
- 5.4 Local Planning Authorities must to publish and maintain a statutory **Brownfield Land Register**. The register is intended to include details of any previously developed land suitable for housing, which is capable of accommodating five or more dwellings. The first Register was prepared for December 2017 and will be reviewed annually thereafter. The Brownfield Register is prepared jointly by the Greater Norwich authorities.

Appendix 1

South Norfolk Local Development Scheme Timetable - July 2020

	2019												2020												2021												2022												2023		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
Greater Norwich Local Plan																																																			
South Norfolk Village Clusters Housing Allocations Document																																																			
Policies Map - Update																																																			

- Legend**
- Preparation of document/evidence gathering to inform Reg.18 consultation
  - Regulation 18 (or equivalent for SPD) Consultation
  - Pre-Submission Publication of Plan (Regulation 19)
  - Submission to Secretary of State for Independent Examination (Regulation 22)
  - Examination
  - Adoption of Plan

## Appendix 2

### The existing adopted Local Plan

Several planning documents are already in place to guide the council's decisions on planning applications: together these form the existing adopted Local Plan for South Norfolk. As these documents are already in use, they are not part of the formal LDS schedule set out in Appendix 1.

The documents making up the Local Plan must conform to national planning policy in the National Planning Policy Framework (NPPF), supported by national Planning Practice Guidance (PPG).

The Local Plan documents fit into a hierarchy with broad, strategic policies at the top and more detailed policies interpreting the strategic approach at a district or smaller area level.

For the Greater Norwich area (which includes South Norfolk), the adopted **Joint Core Strategy for Broadland, Norwich and South Norfolk** (JCS) is at the top of the hierarchy. The JCS was adopted in March 2011, with amendments adopted in January 2014. It is a strategic planning document prepared jointly by the three constituent districts in Greater Norwich and provides a long-term vision, objectives and spatial strategy for development of the area to 2026.

The **Site Specific Allocations and Policies Document** identifies and sets out policies for site allocations in South Norfolk indicating where development is expected to occur between now and 2026. Alongside the Wymondham Area Action Plan, the Cringleford Neighbourhood Plan and the Long Stratton Area Action Plan, it responds to the requirement of the JCS to identify additional sites for approximately 16,000 new homes in the district by 2026, over and above existing housing commitments at the JCS base date of April 2008. It also identifies opportunities to accommodate the overall levels of growth in jobs and services anticipated over that period and to ensure that these can be delivered and located sustainably. It will also help to deliver the community facilities and green infrastructure and elements of the sustainable transport network required to support new development as it occurs, in accordance with the JCS.

The **Development Management Policies Document** sets out a range of more detailed policies applying throughout South Norfolk which will be used in the council's assessment of development proposals and to guide future council decisions on applications for planning permission. Policies cover a range of topics, building on the national policy principles for sustainable development set out in NPPF and the strategic policies and objectives of the JCS. In certain cases, the policies also set out local criteria and standards for different kinds of development.

The **Wymondham Area Action Plan** guides development in the town up to 2026. The plan provides for at least 2,200 new homes and 20 hectares of

employment land, in the context of: protecting and enhancing a 'Kett's Country Landscape' to strengthen the role of the Tiffey Valley; maintaining the strategic separation between Wymondham and Hethersett; protecting the landscape setting of the town and abbey; and creating connections and linkages between green infrastructure.

The **Long Stratton Area Action Plan** will deliver at least 1,800 new dwellings, additional employment land, alongside the long-sought Long Stratton bypass to reduce congestion and pollution through the village in peak hours and improve connectivity along the A140 corridor.

The Localism Act 2011 allows for community led **Neighbourhood Development Plans** to be brought forward to complement the adopted Local Plan. There are existing Neighbourhood Plans for Cringleford, Mulbarton and Easton. Neighbourhood Areas, the first stage of developing a Neighbourhood Plan, have been formally agreed for the following: Dickleburgh; Diss & District (Diss, Burston & Shimpling, Roydon, Scole, and three parishes in Mid-Suffolk); Long Stratton, including parts of Tharston Parish; Poringland; Starston; Trowse w Newton; Tasburgh; Tivetshall and Wymondham.