

Greater Norwich Local Plan

Inspectors Matters Issues and Questions (March 2023 Sessions)

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These matters issues and questions relate to the fourth stage hearing sessions of the examination of the Greater Norwich Local Plan. However, the questions relating to Matter 15 are some of the same questions that we asked at the second stage sessions in March 2022, but in the light of the revised housing supply forecasts and trajectory. These effectively bring the housing land supply and forecast work to a base date of April 2022 and take account of the nutrient neutrality issue. Whilst this work has taken account of some of our questioning at the previous hearing sessions, we are likely to require further adjustments following the close of the hearing sessions as a whole.

We will not be hearing evidence that we have heard before. Under Matter 15 we will not be going over sites which have already been the subject of hearing sessions. We will only be discussing those matters which we did not consider previously (or where we did not get answers to our earlier questions) and the overview position of housing land supply. We will be very firm on this. As previously stated, we will also not hear any evidence relating to omission sites.

In due course we will issue further MIQs in relation to Gypsy and Traveller policies and allocations which we anticipate will be the subject of hearing sessions in July.

All of the documents can be found on the Examination page of the Greater Norwich Local Plan website. Further information about the examination, the conduct of the hearing sessions and the format of any further written statements is provided in the Inspectors' Guidance Note.

TUESDAY 21 MARCH 2023 9:30 am

Matter 4 Sustainable Communities and the environment

Issue 1 Is Policy 2 justified, effective and consistent with national policy?

Q16 Is the modification to Policy 2 suggested by the GNLP (in the Nutrient Neutrality Mitigation Statement of Common Ground with Natural England) justified, effective and consistent with national policy, the Written Ministerial Statement of 16 March 2022, and the evidence?

Q17 is the application of the Policy 2 as suggested to be modified in Q16 likely to affect the viability and deliverability of residential development in the plan area?

Q18 is the nutrient neutrality mitigation strategy likely to be successful in facilitating the delivery of the plan?

WEDNESDAY 22 March 2023 9:30 am

Matter 15 Housing Provision

Does the Plan set out a positively prepared strategy for the supply and delivery of housing development that is justified, effective and consistent with national policy?

In particular:

With regard to the September 2022 housing trajectory update (Document D3.2D Topic Paper) and housing forecast (Document D3.2E Topic Paper):

Q2 Taken as a whole, do any alterations to the site delivery assumptions significantly alter the overall housing land supply position?

Q4 Will there be at least a 5 year supply of deliverable housing land on adoption of the Plan?

Q5 Are the assumptions for homes to be delivered on existing commitments justified in relation to the following sites?

Beeston Park

- Have reserved matters applications for residential phases of this site been submitted and/or approved?
- What upfront infrastructural works need to be completed before significant numbers of homes can be delivered? How advanced are those infrastructural works, and when are they expected to be completed?
- Is public funding necessary to deliver this site, particularly with regard to phases 2 and 3? If so, has this funding been secured?
- Are the assumed annual completion rates for this site likely to be achieved? Will there be multiple outlets on this site?

North Rackheath

- At previous hearings it emerged that there was a dispute regarding whether an agreed Masterplan is required before development can take place at this site. Has this dispute now been resolved?
- Have planning applications for residential phases of this scheme been approved?
- Are the assumed annual completion rates for this site likely to be achieved?

Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew

- Have the access issues relating to this site now been resolved? Has a solution been agreed with the Highway Authority?
- Why has this site not been developed since the original outline consent was granted?
- Is the site controlled by a housing developer?

Norwich RFU

- Are the club still committed to relocating from this site?
- Has an alternative site been identified? If so, how advanced are any such relocation plans?
- Is there a reasonable prospect that the site will be available at the point envisaged?

Long Stratton

- Have planning applications for residential phases of this site been approved?
- Has public funding been secured in order to deliver the bypass? When is the bypass expected to be completed?
- Are the assumed annual completion rates for this site likely to be achieved? Will there be multiple outlets on the larger site?