

# Greater Norwich Development Partnership Board Meeting Minutes

**Date:** Tuesday 29 January 2019

**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 Shaun Vincent (Chairman)

### **Norwich City Council:**

Cllr Mike Stonard, Cllr Alan Waters (Vice Chairman)

### **South Norfolk Council:**

Cllr John Fuller

### **Norfolk County Council:**

Cllr Stuart Clancy, Cllr Tim East, Cllr Martin Wilby

## **Broads Authority**

Melanie Vigo di Gallidoro

**Officers in attendance:** Mike Burrell, Dominic Chessum, Trevor Holden, Phil Morris, Graham Nelson, Marie-Pierre Tighe.

The Chairman introduced Trevor Holden, the newly appointed Managing Director of Broadland District Council and South Norfolk Council, to the Board.

## **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.

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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.

Cllr John Fuller advised the meeting that he owned some employment land in Seething.

## **2. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Charles Easton, Cllr Sue Lawn, Cllr Lisa Neal and Cllr Andrew Proctor.

## **3. MINUTES**

The Minutes of the meeting held on 26 September 2018 were agreed as a correct record

## **4. QUESTIONS FROM THE PUBLIC**

There were no questions from the public.

## **5. TOWARDS A STRATEGY**

The report proposed an outline Strategy to guide the development of the draft Greater Norwich Local Plan (GNLP), which would be due for consultation in September 2019.

The proposed strategic distribution of growth was a starting point for more detailed work on the draft GNLP, such as an Infrastructure Needs Assessment; Habitats Regulations Assessment and a Sustainability Appraisal.

If agreed, the broad Strategy would enable more detailed work on site selection to be undertaken. The draft Plan would include; the Strategy, Site Allocations and Area Wide Policies for the period to 2036. An additional map, with amendments to paragraph 4.15 of the report to reflect its inclusion, was circulated to the Board that set out the indicative overall growth locations to 2036.

The Strategy was intended as a reasonably broad guide, rather than being definitive, as it would need to be flexible through the plan making process, as further evidence was gathered and sites appraised. When adopted, the GNLP would also need the flexibility to support economic growth and the delivery of housing need, through buffers, windfalls and contingency sites.

The Board was advised that existing large strategic employment sites had the potential to support significant economic growth over the period of the Plan. Some smaller employment sites in rural areas were also likely to be needed.

Using the Government's revised methodology for calculating housing need, which was still in the consultation stage but likely to become the standard approach, new sites for 7,200 homes on top of the existing commitment of 34,100 homes would be required to 2036.

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Most of the committed growth in Greater Norwich was focused on a north-east to south-west axis from the Broadland Growth Triangle to the A11 corridor. Key elements of the preferred Growth Option included an amalgam of urban and dispersed growth, as well as support for the Cambridge/Norwich Tech Corridor.

Principles for developing the Strategy were:

- (a) Maximising brownfield development in the Norwich urban area;
- (b) ensuring reasonable alternatives to policies were tested;
- (c) demonstrating that the approach was sustainable and deliverable;
- (d) considering only a limited number of new very large sites and only allocating them where delivery could be demonstrated;
- (e) no new settlement was currently proposed; although a location could be promoted for the future if it was considered an appropriate long-term option;
- (f) Habitats Regulations Assessment issues suggested that housing locations at a greater distance from key internationally important habitats, such as those in the Broads, were likely to have less impact;
- (g) Demonstrating support for the Cambridge Norwich Tech Corridor and its employment sites suggests some additional growth in Wymondham, Costessey, Cringleford, Hethersett and/or Little Melton;
- (h) dispersal to rural areas implies reasonable levels of growth in the towns and service centres to support the rural economy. Some Key Service Centres had larger commitments than the Main Towns of Aylsham, Diss and Harleston and this balance would need to be considered;
- (i) The impact of small sites: the National Planning Policy Framework required ten percent of allocated dwellings to be on sites of one hectare or less, but did not allow an affordable housing requirement on sites of ten homes or fewer. Therefore:
  - to deliver affordable dwellings, wherever possible the GNLP should have no new allocations less than 0.5 hectare or around 12-15 dwellings.
  - A significant number of small allocations would be required in the range 0.5 to 1 hectare to meet the ten percent requirement.
  - Small sites, including less than 0.5 hectare, would also be provided for by policy to encourage windfall, either through application or Neighbourhood Plans.

The proposed distribution of growth for the Strategy took the above principles into account. The projected numbers for the areas in the report were more than was needed in order to maintain flexibility during the development of the GNLP.

A Member noted that the site in Costessey south of Lodge Farm, which was listed as a contingency site, was reliant on the provision of access being made available.

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Members commended the report, which provided an excellence basis for the Planning Strategy. The somewhat more dispersed approach to growth was appreciated, as was the decision to not propose a new settlement, due to the significant commitment already on large sites. It was also emphasised that it must be made clear that the vast majority of the Plan requirement already had planning permission.

The Board thanked the Greater Norwich Planning Policy Manager and team for their hard work in compiling the report, as well as the key role that they played in facilitating negotiations between partners.

Members were advised that the Norfolk Sustainability and Transformation Partnership, was planning for the level of proposed growth by providing a bespoke NHS response on all developments of 50 or more dwellings. It was added that the work between the Greater Norwich Development Partnership and the NHS was being held up as a national exemplar of partnership working. It was suggested that a tariff for health provision on new developments might be written into policy for the GNLP.

Members were advised that detailed discussions in respect of infrastructure impacting on sites were ongoing and that this would include an evidence base for healthcare provision.

The following amendments to the report were tabled at the meeting:

1. *Amend paragraph 4.15 to read:  
The maps below illustrate the areas within which committed and proposed housing growth, including strategic scale growth, would be concentrated and the distribution of the Main Towns and Key Service Centres. **The maps are not a draft Key Diagram** for the plan. The Key Diagram will also include additional information, such as important infrastructure and employment areas.*
2. *Insert the “Greater Norwich Housing Growth locations” map overleaf into the report directly after the “Greater Norwich Growth Strategy” map.*

## **RESOLVED**

- (1) to agree the amendments to the report; and
- (2) to endorse the proposed approach set out in the report, as the basis for developing the Planning Strategy for growth for the Draft Greater Norwich Local Plan (Regulation 18) to be consulted on in autumn 2019.

## **6. NEW, REVISED AND SMALL SITES CONSULTATION – FEEDBACK ON RESPONSES**

The report was an initial, high level summary of consultation responses received on new, revised and small sites for the Greater Norwich Local Plan.

The formal consultation had now closed; although comments were still being accepted, as required by planning regulations. The contents of the report would be used to produce a ‘Statement of Consultation’ to submit with the local plan

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The New, Revised and Small Sites consultation took place from 29 October to 14 December 2018 and covered 235 sites (181 new sites, 26 revised and 28 small sites) in Greater Norwich. In total 2,521 individual representations were made, 86 percent of which were objections. The most significant number of the objections were received in response to proposed sites in South Norfolk.

A further 58 sites were submitted during the consultation. No more greenfield sites would now be considered, although they could still be submitted to the Planning Inspector at a later stage. Brownfield sites would continue to be considered, if submitted.

The consultation responses would assist in informing the selection of sites and reasonable alternatives for the draft Plan, which would be consulted upon in autumn 2019. Following this the pre-submission draft (Regulation 19) Plan would be published for consultation in March 2020.

### **RESOLVED**

to recommend that the constituent authorities note the content of this report which will contribute to the production of the Greater Norwich Local Plan 'Statement of Consultation' and producing a draft Plan in due course.

### **DATE OF NEXT MEETING**

Tuesday 25 June 2019 at 2.00 pm.

*The meeting closed at 2.50 pm.*

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