

Greater Norwich Development Partnership

Minutes

Greater Norwich Development Partnership Board

Date: Tuesday, 27 February 2024
Time: 10:00 – 11:00
Venue: Mancroft Room, City Hall, St Peters Street, Norwich, NR2 1NH

Present:

Board Members:

Present:

Board Members:

South Norfolk Council:

Cllr John Fuller, OBE (chair, following election)
Cllr Lisa Neal

Officers:

Phil Courtier
Helen Mellors

Broadland District Council

Cllr Susan Holland (vice chair, following election)
Cllr Stuart Beadle

(Phil Courtier and Helen Mellors – see above)

Norwich City Council

Cllr Mike Stonard
Cllr Matthew Fulton-McAlister
Cllr Emma Hampton

Graham Nelson
Sarah Ashurst

Norfolk County Council:

Cllr Kay Mason Billig

Matt Tracey
Richard Doleman

Broads Authority

Tim Jickells¹

Greater Norwich Development Partnership

Mike Burrell

¹ Subsequent to the publication of the agenda papers, the Broads Authority confirmed that Tim Jickells is its representative on this board.

In attendance:

Natalie Beal (Broads Authority), Tom Kirkup (South Norfolk and Broadland Councils), Jackie Rodger and Leonie Burwitz (Norwich City Council)

1. Election of Chair and Vice Chair

RESOLVED to elect, in accordance with the terms of reference for the Greater Norwich Development Partnership Board:

- (1) Councillor John Fuller, OBE, as Chair:
- (2) Councillor Susan Holland as Vice Chair.

2. Apologies

Apologies were received on behalf of Councillor Josh Woolliscroft (South Norfolk Council), Councillor Martin Booth (Broadland District Council), Councillors Lana Hempsall and Graham Plant (Norfolk County Council), and Marie-Pierre Tighe (Broads Authority).

3. Declarations of Interests

There were no declarations of interests.

4. Minutes

RESOLVED to agree the accuracy of the meeting held on 15 November 2021.

5. Adoption of the Greater Norwich Local Plan

The chair introduced the report and paid tribute to the members of the Greater Norwich Development Partnership and officers, past and present, who had contributed to the preparation of the Greater Norwich Local Plan (GNLP) over the last 8 years, and on the previous development plan, the Joint Core Strategy (JCS) which had been substantial to the review. There had been a good response to the call for sites and consultations. Part of the public examination had been conducted during Covid and held online. Concerns had been discussed with the Inspectors and with each other. In conclusion, this had led to a good plan that they could all be proud of.

Mike Burrell, the Greater Norwich Planning Policy Manager, introduced the report and gave a presentation on the outcome of the examination into the GNLP, the benefits of the plan, and the timescale for its adoption. During the presentation, at the chair's instigation, Mike Burrell explained the special meaning of the Key Diagram which summarised the GNLP Strategy. Schemes, identified in the Key Diagram, had major significance, and it was an important part of the strategy, such as the Growth Triangle for employment and housing growth to the northeast of the city. (A copy of the presentation is appended to these minutes.)

During discussion, the chair welcomed the identification of the 5-year land supply. There were comments from the public and in the press that the GNLP was out of date due to changes occurring all the time, such as the developers withdrawing from developing Anglia

Square or delayed development due to Nutrient Neutrality. The Inspectors have taken the latter into this into account and therefore the plan was unaffected in this regard. Mike Burrell confirmed that despite the developers withdrawing from the development of Anglia Square, there was still provision for the 5-year land supply in the GNLP. The Inspectors had reached a conclusion prior to the Anglia Square decision but it was immaterial as a 5- year land supply could be identified without it. Anglia Square was a strategic regeneration area, with extant planning permission, and its inclusion in the plan was critical to provide confidence to future investors. Councillor Stonard said that Norwich City Council was doing its best to bring forward development on this site.

Members noted that the GNLP had taken over 7 years to produce, which was in line with the national average, and as Councillor Holland summed up, demonstrated the thoroughness of the process.

During discussion Councillor Stonard noted the remarkable relationship of the partner authorities that made up the Greater Norwich Development Partnership and the maturity of the councils working together, despite having different political compositions, to develop a plan that was beneficial to local people in the Greater Norwich area.

The chair pointed out that whilst the GNLP was in the names of the three district councils (local planning authorities) there was a history of working in close collaboration with the county council as members of this partnership to use income generated for infrastructure provision through joint development. He was pleased that the county council had allowed the use of CIL (community infrastructure levy) as leverage for more school provision. Councillor Mason Billig referred to the shared objectives of both county and district councillors to support their areas and stated her continued support for partnership working and ensuring that infrastructure was provided.

Councillor Neal updated the board on the progress of the South Norfolk Village Cluster plan. There had been some delay as some changes had been required following consultation and it was expected to be ready for adoption by the end of 2024 or early 2025. South Norfolk Council acknowledged that there had been a lot of development to its main towns and service centres under the JCS and further development there would cause additional pressure. The council was aware that some residents liked living in the more rural location of a village. There was threat to village facilities, such as schools and shops, without younger people and families moving in to provide vibrancy. The plan would identify sites for 1,200 new homes in these village clusters and would be part of the local plan. Councillor Neal said that she was pleased with the plan which stems from the GNLP and demonstrated that the South Norfolk Council had listened to its residents.

In conclusion, the chair referred members of the board to the list of modifications contained in the Inspectors' report and the recommendations to the local planning authorities (the three district councils) to adopt the GNLP as presented, allowing 6 weeks where the plan was subject to legal challenge. It was noted that most of the modifications were typographical and not substantial.

Mike Burrell said that there were only two grounds for challenge: if it was not within the powers of the local planning authorities to produce a local plan; or the production of the local plan did not follow the legal process, and assured the board that it was unlikely that there were valid grounds for challenge. The three district councils had the power to produce a local plan and that the correct process to produce the local plan had been followed. The

plan had been subject to external examination by the Planning Inspectorate and found sound with modifications.

RESOLVED to agree that Broadland District Council, Norwich City Council and South Norfolk Council be recommended to:

- (1) note the inspectors' report (in annex 1) and include the required main modifications in Appendices 1 to 5 (available from [this link](#)) in the GNLP;
- (2) adopt the GNLP available from [this link](#).

6. The Continuation of the Greater Norwich Development Partnership

The chair introduced the report stating that no sooner than a plan was adopted work started on the next one, which he hoped would be a quicker and more direct process. It was critical for the councils, residents, and businesses that this unique partnership was maintained.

Mike Burrell presented the report which sets out the revised terms of reference and proposed the continuance of the Greater Norwich Development Partnership. It was proposed that this board would meet at least twice a year as a minimum. It had not met for a couple of years whilst the GNLP was undergoing the examination stage. A project manager would be appointed based at Norfolk County Council, supported by the planning policy teams at South Norfolk/Broadland and Norwich City Council. Mike Burrell would return to his substantive post at the city council. The report also contained the proposed workstreams following the adoption of the GNLP.

The chair commented on the government's proposal for Local Plan production to ensure completion within 3 to 4 years, with plans that were less proscriptive and with more zoning, and said that whilst he was aligned to there being no central planning policy officer resource for the GNDP, the districts needed to be flexible and adjust positions when required. He referred to the workstream and suggested that for instance all councils would be involved in the new settlements evidence. Both Councillors Stonard and Holland concurred and noted that it was in the interests of the residents of their respective councils to provide resources to support the partnership.

The chair pointed out that the terms of reference recommended reverting to the previous practice of rotation of the chair and that the schedule was laid out in the report.

The chair thanked Mike Burrell for his work on the GNLP.

RESOLVED that Broadland District Council, Norwich City Council and South Norfolk Council be recommended to agree:

- (1) The Partnership should continue to operate under the revised GNDP terms of reference set out in annex 1 of this report;
- (2) The broad outline of the GNDP's forward work programme and staffing subsequent to proposed Greater Norwich Local Plan (GNLP) adoption, as set out in this report should provide the basis for ongoing GNDP work.

7. East Norwich Supplementary Planning Document (SPD) progress update

(Judith Davison, Planning Policy Team Leader, Norwich City Council, attended the meeting for this item.)

Sarah Ashurst, Head of Planning and Regulatory Services, Norwich City Council, introduced the report. The GNLP provides the strategic policy and there was a commitment to provide a supplementary planning document for East Norwich, for the redevelopment of this key quarter.

Judith Davison, Planning Policy Team Leader, Norwich City Council, presented the report which updated the board on the progress of the East Norwich SPD. It was an iterative process which had commenced in October/November 2023 once the GNLP strategy was clear, and involved the city council, South Norfolk Council, Broadland District Council, and the Broads Authority. The regeneration area was included in the GNLP area and part of the Broads Authority. The board's attention was drawn to the anticipated timescales for adoption of the SPD with authorisation to consult being sought in July from the city council's and South Norfolk Council's cabinets and the Broads Authority, and statutory consultation being held for 6 weeks from early August.

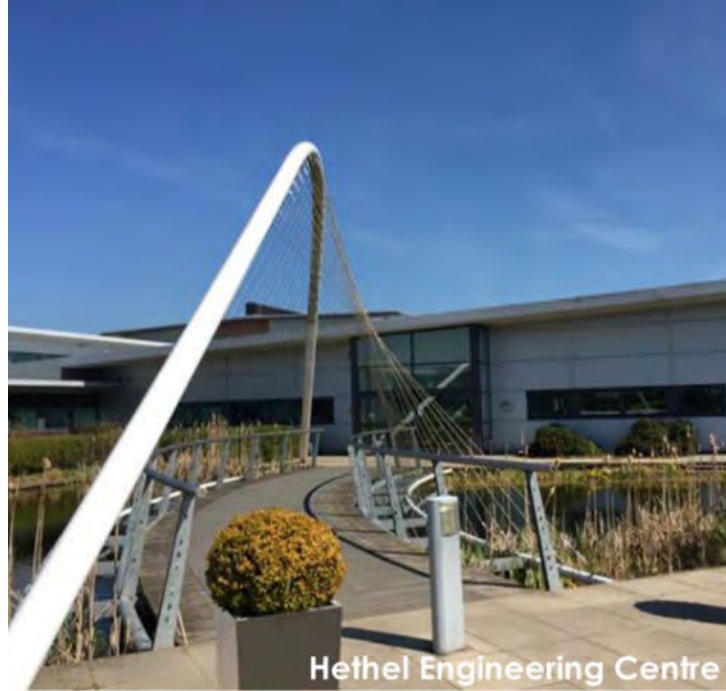
Councillor Stonard spoke in support of the proposed redevelopment of the East Norwich, stating that it was owned by 4 different landowners and the size of 80 football pitches, and would provide a new quarter for the city, with housing of high-quality sustainable development and encapsulating the maintenance of heritage buildings and former warehouses, into this urban regeneration site. There was even a dog graveyard of around 20 former pets of the Colman family.

Tim Jickells said that the redevelopment of East Norwich was important to the Broads Authority, as it would provide housing and improve connectivity between the city and the Broads National Park. He considered it an exciting opportunity.

RESOLVED to note the contents of the report.

(The meeting ended at 11:00)

Greater Norwich Local Plan adoption



GREATER NORWICH
DEVELOPMENT PARTNERSHIP
FEBRUARY 27TH 2024



Local Plans critical documents setting the development framework for an area. To do this, they:

- Contain planning policies which are the basis for deciding whether to approve planning applications

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- Allocate sites for development (homes, employment etc) based on evidenced local needs and opportunities

- Ensure buildings + places are sustainable, beautiful + high quality

- Facilitate infrastructure delivery (schools, community facilities, transport + Green Infrastructure (parks, wildlife areas, woodlands etc))

- Protect + enhance the natural, built + historic environment

- Respond to climate change + support nature recovery.



The GNLP

- Uses updated evidence to provide our new growth strategy + the sites to meet our growth needs
- Helps to address the housing crisis (meets growth need, assists delivery, provides for a mix of homes including affordable housing)

- Sets build standards – water, space, adaptable homes
- Supports inclusive economic growth, both high value sectors (food and health research, digital creative, high value engineering in Tech Corridor) + other employment – overall supports move to post carbon economy
- Requires Sustainability Statements + Design Codes to ensure good design
- Protects and enhances the environment (requires Green Infrastructure , visitor pressure tariff, addressing nutrient neutrality)
- Plans for infrastructure to support growth – working with providers including health care (7-9 new healthcare facilities + 5-7 extensions), highways, education (12 new primary + 1 secondary school) and utilities
- Has policies to allow for growth in villages to meet local needs and support local services e.g. policy 7.5 on self/custom build outside settlement boundaries

MAJOR FOCUS ON ADDRESSING CLIMATE CHANGE AND DELIVERABILITY



The Strategy



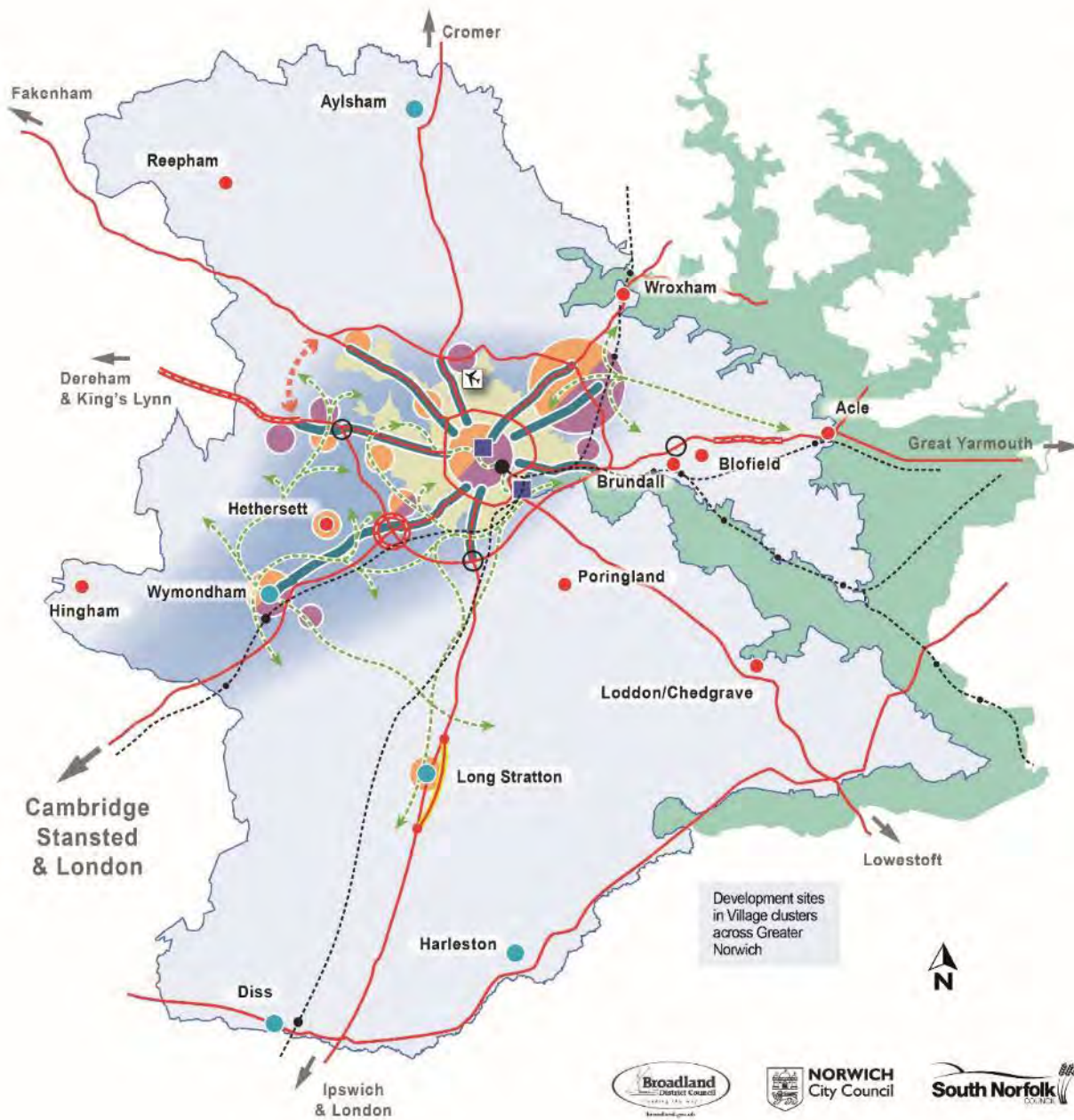
Main issues focussed on at examination: Site deliverability (housing trajectory), Gypsy and Traveller sites, East Norwich, nutrient neutrality policy.

Strategy has been found sound by Inspectors (with mods).

Builds from existing plans, with existing commitment (68% of total), provides for up to **45,050** new homes **2018 to 2038**.




- Establishes **Strategic Growth Area** - Norwich urban area including the fringe parishes + Cambridge Norwich Tech Corridor
- 62% new homes in **NUA** - infill + regeneration (including East Norwich) to maximise brownfield capacity + urban extensions – new strategic sites at Sprowston + Taverham
- 15% **main towns** – new sites in Aylsham, Diss (partly through NP), Harleston and Wymondham, no additional sites in Long Stratton
- 8% in **key service centres** (new sites in Acle, Blofield, Hingham + Loddon)
- 9% in **village clusters** to improve social sustainability (plan for SN villages)
- 6% from **windfall**

360 hectares of employment land - strategic sites (including Hethel, Wymondham, Norwich Research Park + Longwater, Growth Triangle + north of Airport) + local sites.



Key Diagram

Key

-  Area boundary
-  Strategic growth area
-  Broads Authority area (outside the GNLP area)

Settlement Hierarchy

-  Norwich urban area
-  Main towns
-  Key service centres
-  Strategic housing growth & associated facilities
-  Key strategic employment sites
-  Strategic regeneration areas
-  Long Stratton bypass
-  Western link road
-  Road Investment Strategy (RIS) schemes
-  Major junction improvements
-  Strategic bus corridors
-  Green infrastructure priority corridors supporting key growth locations (Other green infrastructure opportunities throughout the area)
-  A Roads
-  Railways and stations
-  Norwich Airport

All remaining areas of Greater Norwich are part of a Village cluster.

Development sites in Village clusters across Greater Norwich



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 Broadland District Council - 100022319
 Norwich City Council - 100019747
 South Norfolk District Council - 100019483

Anticipated timetable to adoption

- Inspectors' report published 20/2/24

- Decision to adopt to be made by each of the 3 councils
 - Broadland Cabinet 19/3 and Council 28/3
 - Norwich Cabinet 6/3 and Council 12/3
 - South Norfolk Cabinet 18/3 and Council 25/3
- Adoption Notices published day after each Council meeting



Benefits of adoption

All areas must have a National Planning Policy Framework compliant local plan adopted by Dec. 2026

Many of our current local plan documents run out in 2026 (though AAPs, DM policies and NPs retained)

Successful joint strategy is a considerable success – 2nd joint plan nationally to be reviewed

Plan-led joint working provides greater certainty for economic investment in our area + can help access national funding streams

Continuity - further develops recent strategic approach + allows for future new settlements

Supports strategic growth, thriving communities + enhancement of infrastructure + services

NPPF recent changes = 5-year land supply fixed

Gain from significant time and money spent on the plan (though the 7 years taken is average)

What happens after adoption?

- 6-week legal challenge period
- Produce final hard copies and online documents
- Develop an Interactive Map

Other workstreams to be agreed through GNDP report 2 and forthcoming Cabinet meetings

