The Greater Norwich Local Plan Regulation 18 Consultation

South Norfolk Parish Council Briefing
Who is producing the Greater Norwich Local Plan?

Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council

Builds on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS) and Greater Norwich City Deal.
What will the Greater Norwich Local Plan do?

- plans for the housing and jobs needs of Greater Norwich to 2036

- Set out strategic planning policies to guide future development and plans to protect the environment. Includes allocations of land.

- will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
Greater Norwich Local Plan

When will the Greater Norwich Local Plan be Produced?

- Regulation 18 Consultation – January to March 2018
- Regulation 19 Publication – June to July 2019
- Submission – October 2019
- Pre-examination Meeting – January 2020
- Public Examination – June 2020
- Adoption – December 2020
How is the Greater Norwich Local Plan being Produced?

• A joint team comprising Officers from Broadland, Norwich, South Norfolk, Norfolk County Councils and the Broads Authority is preparing the Greater Norwich Local Plan.

• To oversee the preparation of the Local Plan the partners have re-established their joint working arrangements under the Greater Norwich Development Partnership (GNDP).

• The GNDP is not a decision making body and this responsibility still sits with the respective Councils.
The Regulation 18 Consultation

- Starts 8th January and ends 15th March 2018.
- QUESTIONS NOT ANSWERS.
- Three main elements:
  - Growth Options Consultation Document
  - Site Proposals Documents
  - Sustainability Appraisal
- Consultation relates to both technical stakeholders and the general public.
- Consultation documents available electronically through the Greater Norwich website and in hard copy at the district and county council offices.
- Consultation will be publicised through the local press, poster advertisements, council websites and direct notification of stakeholders on the GNLP database.
- Series of public roadshows will be held during the consultation period.
- Evidence reports including Viability, Flood Risk, Economy, Retail will also be made available.
- A consultation on Norfolk County Council’s transport strategy will run in parallel with the Growth Options Consultation.
Greater Norwich Local Plan

Growth Options - Homes

- 43,000 new homes between 2015 and 2036
- Existing housing commitment of 35,665 homes
- Allocations of land for 7,200 additional homes needed.
Growth Options - Jobs

- 45,000 additional jobs between 2015 and 2036.
- 340 hectares of undeveloped employment land allocated or permitted.
- Overall need for employment land is only 114 hectares.
## Greater Norwich Local Plan

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<th>Parish/Area</th>
<th>Homes Committed</th>
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<th>Option 3</th>
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Other Likely Issues

• Infrastructure – No further strategic improvements to support growth identified to date.

• Green Belt – Discounted as reasonable alternative as not considered to meet national “ Exceptions Test”.

• Settlement Hierarchy – Potential “ Village Clusters”

• Future Role of a Norwich Policy Area style policy.

• Topic Policies:
  — Economy
  — Retail
  — Transport
  — Design
  — Housing
  — Environment etc.
Site Proposals Document

- All sites promoted by landowners and developers consulted on at the Reg.18 stage.
- No preferred sites identified.
- The Housing and Economic Land Availability Assessment (HELAA), assesses all promoted sites part of evidence base.

N.B The HELAA is an assessment of potential capacity for housing or economic development. However, just because the HELAA identifies a site as “suitable” this does not necessarily mean that it will be allocated or granted planning permission if an application were made.
Interim Sustainability Appraisal

- Assesses the significant social, economic and environmental impact of policy alternatives.
- Outlines the reasons for selecting reasonable alternatives and identifying unreasonable alternatives.
- Considers how to maximise beneficial effects and minimise detrimental effects.
- Proposes measures to monitor the significant effects of the GNLP.
- Sustainability Appraisal informs, but does not dictate, the selection of preferred policies.
Next Steps ...

- Analysis of Consultation Responses
- Further Research and Fact-Finding
- Selection of Preferred Policy Alternatives
- Assessment and Selection of Allocation Sites
- Drafting of final document for publication (Reg.19) prior to its submission for public examination.
- If found “Sound” at examination document can then be adopted as part of the Development Plan.

NB Public and Other Stakeholders have a further chance to comment on Soundness of Plan at Reg.19. Objections to the plan at this stage are considered by Independent Inspector.

Thank You

Any Questions?
www.gnlp.org.uk