Report to	Cabinet	**Item**
	10 June 2020	9
Report of	Director of place	
Subject	Local Development Scheme 2020-2022	

Purpose

To consider the comments made by Sustainable Development Panel and to seek approval for the draft revised Local Development Scheme.

Recommendation

To approve the Local Development Scheme for publication under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by section 111 of the Localism Act 2011).

Corporate and service priorities

The report helps to meet the corporate priorities Great neighbourhoods, housing and environment, inclusive economy and people living well.

Financial implications

None

Ward/s: All Wards

Cabinet member: Councillor Stonard - Sustainable and inclusive growth

Contact officers

Charlotte Hounsell, Planner (Policy)	01603 212629
Judith Davison, Planning Policy Team Leader	01603 212529

Background documents

None

Report

1. The Local Development Scheme (LDS) must be prepared as part of the statutory process of plan making. It is the work programme and project plan for the preparation of the various planning policy documents making up the local plan for the city.

2. Preparation of an LDS is required by section 15 of the Planning and Compulsory Purchase Act, as amended by section 111 of the Localism Act 2011. The Localism Act has amended procedures for LDS production: a local planning authority has only to make a formal resolution to adopt the scheme and publish it on their website in order for it to take effect. There is no requirement to consult on the LDS prior to publication, or to submit it to the government for formal endorsement.

3. The legislation gives local authorities considerable leeway in the form and content of the LDS. However it requires as a minimum the local planning authority, when publishing the LDS, to make the up-to-date text of the scheme available, provide details of any amendments made to the scheme, and information on its compliance (or non-compliance) with the timetable for the preparation and revision of documents identified within it.

4. Given that Norwich City Council is working with South Norfolk and Broadland councils on the preparation of the Greater Norwich Local Plan, the revised LDS has been undertaken in coordination with these other authorities to ensure continuity of the GNLP major workstream timescales.

5. The revised LDS will run to Spring 2022 and will entirely supersede the version published in October 2018. It will be rolled forward periodically to ensure that it is as up-to-date and flexible as possible.

6. The revised LDS was due to be reported to Sustainable Development Panel on 18 March, however this meeting was cancelled due to the COVID-19 situation. The document was subsequently circulated to members of SD Panel for comment. No specific comments were made on the LDS and therefore there were no resultant changes to the revised LDS. Please note that there have been some minor changes made to the LDS since it was reported to SD Panel to ensure it is factually correct (for example, reference to the office study in paragraph 4.10 has been updated to reflect that this study has now been commissioned, and an update has been made reflecting the current position of the East Norwich masterplan).

7. The revised LDS for approval by Cabinet was drafted before the COVID-19 lockdown. It is too soon to tell what the impact of COVID-19 will be on the timescales for local plan preparation. It is therefore possible that a further revision of the LDS will need to be published when this becomes clear.

The Revised LDS

8. The focus of the revised LDS is on the preparation and adoption of strategic high-level planning policies and site allocations in Norwich. This will be achieved through two key planning documents:

a. The emerging Greater Norwich Local Plan (GNLP) will, once adopted, form a new statutory local plan for Broadland, Norwich and South Norfolk to update the present JCS. This will similarly set out a statement of strategic planning policy for the wider Norwich area but, unlike the JCS, will also include policies and proposals for individual sites. The GNLP will therefore supersede the current Joint Core Strategy (JCS) and the local authority site allocations plans. The regulation 18 consultation of the GNLP is currently underway. This has slipped from the timescale envisaged in the 2018 LDS, and the anticipated production timetable has been updated in this LDS accordingly. The village clusters site allocations policies for South Norfolk District will be included in a separate South Norfolk Village Clusters local plan to be prepared alongside the GNLP. Only the overall number of dwellings proposed within these settlements will be included within the GNLP itself.

b. The Norfolk Strategic Planning Framework (NSPF) is a non-statutory strategic policy statement setting out broad strategic targets and priorities for the next round of statutory local plans for individual local planning authorities in Norfolk, facilitating joint working across district boundaries and helping to fulfil the statutory Duty to Co-operate. The NSPF was endorsed by the stakeholder authorities in 2018. The NSPF is currently being reviewed, to ensure that the authorities continue to work together in an ongoing and meaningful way to fulfil the Duty to Cooperate. The anticipated review timetable has been updated in the LDS accordingly.

9. This revised LDS also includes provision for the review of the DM Policies Plan. At the end of 2019, the council undertook a review of the DM Polices Plan and Site Allocation Plan, in accordance with S10A of the Town and Country Planning (Local Planning) (England) Regulations 2017. This exercise set out to review whether the plans are up to date and respond to changing local needs and circumstances. The review concluded that, in general, the local plan policies are fit for purpose, however it recommends that a full review of the DM Policies Plan should commence following the Regulation 19 consultation of the GNLP (due early 2021).

10. Key information and timescales for the above documents in paragraphs 10a and 10b are provided within the Annex and the Key Document Profiles in section 5 of the LDS (Appendix 1).

Supplementary Planning Documents and guidance

11. Following the cessation of the Britvic/Colmans/Unilever operations at the Carrow Works site, the Council and key partners intend to commission a masterplan for the East Norwich Strategic Regeneration Area, capable of being adopted as a supplementary planning document. The masterplan will aim to guide the coordinated redevelopment of the site with a focus on delivery of transformational change of this key area of Norwich and to inform the

Regulation 19 version of the GNLP. A separate report to Cabinet sets out the anticipated timescales for procurement and commencement of the masterplan.

Other committed and potential workstreams

12. The LDS also identifies a number of other workstreams that are either committed, or potential additional workstreams required to satisfy changes to national policy and guidance, or changing local circumstances. Some of the additional workstreams are aspirational and are dependent on resources to deliver them. Members should be mindful that any change to the resourcing of the planning policy team may impact upon the deliverability of the some of the work outlined in the LDS.

13. Part 1 of the Brownfield Land Register for Norwich was published in December 2017. The Town and Country Planning (Brownfield Land Register) Regulations 2017 require that such registers must be updated at least annually, so this will be an ongoing commitment. Part 2 of the register is intended to include sites listed in Part 1 which are considered suitable for the granting of planning permission in principle for residential development. The council does not intend to produce a Part 2 register at this stage.

14. The Self-Build Register (set up in April 2016) will continue to be maintained in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

15. The council has committed to being the lead authority on the preparation of a new Strategic Housing Market Assessment (SHMA) with other partner authorities across Norfolk. This document will set out an assessment of future need and demand for housing, as well as identifying the need for different housing types and tenures, including affordable housing. The formal preparation of the SHMA is expected to commence in the latter part of 2020.

16. Other potential work referred to in the LDS includes the provision of support for neighbourhood planning should this be required, the possibility of introducing an Article 4 Direction to combat the loss of office floorspace should this be deemed appropriate, and addressing the implications of The Environment Bill and the National Design Guide on the local policy framework as and when the need arises.

Conclusions

17. The principal challenges to meet the aims and timescales set out in the revised LDS relate to changes in national policy, availability of resources (both staff and financial), timescales surrounding the GNLP preparation process and the continued joint working with other authorities across Norfolk.

18. Local planning authorities are being urged through changes to national planning policy including the revised NPPF, to accelerate the delivery of housing or underused brownfield land. In addition, the formal review and preparation of a new DM Policies Plan is a significant statutory undertaking, and therefore may affect other workstream delivery timescales. Furthermore, many other aspects of the planning policy team's workload are not included in the LDS (such as monitoring and implementation of local plan policies) which

require a significant staff resource. New planning priorities may also emerge during the LDS period, which may impact upon achievement of LDS timescales.

19. Information about the workstreams identified in this LDS and any new priorities will be reported to Sustainable Development Panel as required and will be included in any future revisions to the LDS as appropriate.

Integrated impact assessment

NORWICH City Council

The IIA should assess **the impact of the recommendation** being made by the report
Detailed guidance to help with the completion of the assessment can be found here. Delete this row after completion

Report author to complete	
Committee:	Cabinet
Committee date:	10 June 2020
Director / Head of service	Graham Nelson
Report subject:	Local Development Scheme 2020-2022
Date assessed:	14 April 2020

	Impact			
Economic (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Finance (value for money)	☒	☐	☐	
Other departments and services e.g. office facilities, customer contact	☒	☐	☐	
ICT services	☒	☐	☐	
Economic development	☒	☐	☐	
Financial inclusion	☒	☐	☐	
Social (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Safeguarding children and adults	☒	☐	☐	
S17 crime and disorder act 1998	☒	☐	☐	
Human Rights Act 1998	☒	☐	☐	
Health and well being	☒	☐	☐	

	Impact			
Equality and diversity (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Relations between groups (cohesion)	☒	☐	☐	
Eliminating discrimination & harassment	☒	☐	☐	
Advancing equality of opportunity	☒	☐	☐	
Environmental (please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Transportation	☒	☐	☐	
Natural and built environment	☒	☐	☐	
Waste minimisation & resource use	☒	☐	☐	
Pollution	☒	☐	☐	
Sustainable procurement	☒	☐	☐	
Energy and climate change	☒	☐	☐	
(Please add an 'x' as appropriate)	**Neutral**	**Positive**	**Negative**	**Comments**
Risk management	☒	☐	☐	

Recommendations from impact assessment
Positive
Negative
Neutral
The Local Development Scheme for the period 2020-2022 is a work programme for the preparation of planning policy documents. As such, approval of the LDS does not have any direct economic, social environmental or equality impacts. However, the documents included in the LDS are likely to have a range of impacts, which will be set out in their individual integrated impact assessments when reported to Cabinet.
Issues

NORWICH
City Council

Local Development Scheme

for Norwich

June 2020

1. Introduction

1.1 A Local development scheme (LDS) must be prepared under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). It must identify the documents that will be prepared to set out the strategy for the development and use of land in the local planning authority's area – collectively called development plan documents. An LDS is a project plan which identifies the documents which, when prepared, will make up the Local Plan for the area. It must be made publicly available and kept up-to-date. It allows the public and stakeholders to find out about planning policies in their area, the status of any emerging policies in the development plan, and the details of and timescales for production of all relevant documents.

1.2 This LDS applies only to the area of the city for which Norwich City Council is the local planning authority. It should be noted that part of the administrative area of Norwich (namely the tidal river Wensum downstream of New Mills and an area of land at Cremorne Lane) falls within the planning jurisdiction of the Broads Authority, which is subject to a separate local plan and LDS.

1.3 In addition to providing information about the main development plan documents in preparation, this LDS also provides detail about the preparation of Supplementary Planning Documents (SPDs) and other informal planning guidance and adopted local development documents, to provide a full account of the planning policies that will operate in Norwich. This document also refers to committed and potential workstreams contributing to documents, which may form part of the LDS.

1.4 The revised LDS for approval by Cabinet was drafted before the COVID-19 lockdown. It is too soon to tell what the impact of COVID-19 will be on the timescales for local plan preparation. It is therefore possible that a further revision of the LDS will need to be published when this becomes clear.

Summary of progress since the last LDS

1.5 Since publication of the last LDS, significant progress has been made on the preparation of the **Greater Norwich Local Plan** (GNLP), and on the **Norfolk Strategic Planning Framework** (NSPF), which was endorsed in early 2018. Further details are set out in the main body of this document.

1.6 The **Statement of Community Involvement** (SCI) was revised and published in November 2016, and replaces the version published in July 2013. The SCI is the council's code of practice for involving the community in planning issues, including decisions about plan making and on planning applications. The latest version of the SCI remains in place and does not require review until 2021.

1.7 The **Brownfield Register** (Part 1) was last published in December 2019. This includes sites that have been assessed as being appropriate for residential development, such as sites with planning permission and allocations in local plans. The register will be updated at

least once a year in accordance with Regulation 17 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.

1.8 A **Self-build Register** for Norwich was established in 2016 to enable individuals and organisations to register their desire for land for self-build or custom-built housing. The register will enable the council to monitor the demand for self and custom build plots. A local connection test and annual fee were introduced in 2017.

1.9 The **River Wensum Strategy** was adopted by Norwich City Council (in June 2018) and by the other partner authorities during summer 2018. The strategy development and ongoing delivery is led by Norwich City Council working in partnership with the Broads Authority, Norfolk County Council, the Environment Agency and the Wensum River Parkway Partnership. This is a non-statutory strategy aimed at facilitating change and regeneration in the river corridor by helping to change perceptions of the city as a visitor destination, and acting as an economic driver to attract investment. It promotes greater use of the river Wensum, in particular promoting improved access/signage to the river, increasing activity on the river, enhancing its function as a key piece of green infrastructure and its contribution to biodiversity, and increasing its attractiveness to tourists and visitors. The River Wensum Strategy Partnership group continue to meet and have progressed to the delivery phase of the project, setting out actions for implementation of the strategy. A number of projects identified in the strategy are underway, or have already been completed, such as the installation of canoe portages at New Mills.

1.10 In June 2018, the city council's Cabinet formally designated the area that was previously the subject of the Northern City Centre Area Action Plan as a neighbourhood area. This followed applications for designation of a wider area (the Cathedral, Magdalen and St Augustine's Street area - CMSA) as a neighbourhood area and for designation of a forum for that area. Following a public consultation in early 2018, both applications were refused by Norwich City Council and the Broads Authority (the latter being involved as part of the River Wensum falls within the proposed area) in June 2018. The Localism Act 2011, S61G(5) states that, where a local authority refuses an application for designation of a neighbourhood area because they consider the specified area to be inappropriate as such, they must exercise their powers of designation to secure that some or all of the specified area forms part of one or more areas designated as neighbourhood area.

1.11 The designated **Northern City Centre Neighbourhood Area** is already well established as an appropriate area for planning purposes, and development of a neighbourhood plan could help to positively build on the area's significant regeneration potential. At this stage, there has been no public expression of interest by a community group in developing a neighbourhood plan for this area but this may happen during the lifetime of this LDS.

1.12 The **Affordable Housing SPD** was updated and adopted in July 2019. This SPD replaces the previously adopted version from 2015. The new SPD takes account of changes in the revised NPPF with a view to maximising the provision of affordable housing in the city.

1.13 In November 2019, **the Purpose Built Student Accommodation in Norwich: Evidence and Best Practice Advice Note** was adopted by cabinet. Following a significant rise in the number of applications for Purpose Built Student Accommodation (PBSA) in the past few years, the PBSA advice note was prepared to provide guidance for applicants and decision-makers in the absence of a specific policy in the Local Plan. The council has produced the advice note with the aim of ensuring delivery of high quality PBSA in Norwich. This includes an assessment of the need for purpose-built accommodation and guidance on a range of issues including the location, scale, external and internal design and management of PBSA, and how to encourage an accommodation mix for a wide range of students. The Council plans to continue to work with local higher education institutions and their student's unions through PBSA working groups, to monitor and share information to support the provision of good quality and appropriate student accommodation.

1.14 A development brief was prepared for Prospect House to guide the redevelopment of this prominent city centre site and was approved by Planning Applications Committee in October 2018. This site was not allocated in the Site Allocations Plan as it was not a development opportunity at that time. The brief will be a material planning consideration in the determination of any planning application that is subsequently submitted for the site.

1.15 In 2019, the University of East Anglia have produced a draft **Development Framework Strategy** (DFS) in order to reflect and develop UEA's Vision 2030, and as guide to future development on the campus. The DFS is also intended to be used as part of the evidence base for the preparation of the GNLP.

2. Scope of the Norwich Local development scheme

2.1 The Local development scheme covers the following types of documents:

Development plan documents (DPDs)

2.2 Development plan documents or DPDs are the formal policy documents which make up the statutory development plan (the *local plan*) for Norwich. 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 local plan unless material considerations indicate otherwise. The local plan may be either a single document or a number of separate related documents.

2.3 The adopted local plan for Norwich comprises the **Joint Core Strategy for Broadland, Norwich and South Norfolk** (the JCS) adopted in March 2011, amendments adopted January 2014; the **Norwich Site Allocations and Site Specific Policies Local Plan** (the Site Allocations Plan), adopted December 2014 and the **Norwich Development Management Policies Local Plan** (the DM Policies Plan), adopted December 2014. The **Northern City Centre Area Action Plan** (NCCAAP) as stated earlier no longer forms part of the local plan, although policy 11 of the JCS remains adopted and requires regeneration of the northern city centre in accordance with NCCAAP principles. Accordingly, a commitment to regenerate the northern city centre will remain a material consideration in determining planning applications in that area.

2.4 The JCS and Site Allocations plan will be replaced by the emerging Greater Norwich Local Plan (GNLP), which will run until 2038 and is scheduled to be adopted in 2022.

2.5 Each document must be prepared in accordance with a nationally prescribed procedure set out in the national Local Planning Regulations for England, which were last reviewed in 2012 and in accordance with the National Planning Policy Framework. 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 independently examined by a government appointed inspector to assess their soundness and legal compliance before they can be *adopted* by the city council and come into force.

2.6 Certain other documents must be published alongside each DPD, including:

- the **sustainability appraisal** (SA) report of the plan 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 **habitats regulations assessment** (HRA) if policies and proposals in the plan are likely to have impacts on important natural and wildlife habitats protected by national and international legislation. This is also known as the "Appropriate Assessment".

- a **policies map**, setting out the DPDs 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)

2.7 Supplementary planning documents (SPDs) help to support and explain in more detail how the city council will implement particular policies and proposals in the Local Plan. SPDs can also take the form of master plans, detailed design briefs or development briefs for sites identified for future development ("allocated") in the plan, as well as for other emerging sites.

2.8 SPDs can be reviewed frequently and relatively straightforwardly to respond to change, whereas a review of the policies in the plan is a longer and more complex process.

2.9 National **Planning practice guidance** (PPG) states that SPDs should build upon and provide more detailed advice or guidance on the policies in the Local Plan and should not be used to add unnecessarily to the financial burdens on development. SPDs should not introduce new or include excessively detailed policy guidance, but ought to be used only where it can clarify and amplify existing policy and set out how it will help to bring forward sustainable development.

2.10 There are currently five adopted SPDs in place, which support the policies in the JCS and DM Policies Plan. Other informal planning guidance may also be produced during the lifetime of this LDS (see below).

Other local plan documents

2.11 In addition to the progress report provided by this LDS, a number of other documents must be prepared alongside the local plan, but do not form part of it.

2.12 A **Statement of Community Involvement** (SCI) must show how the council intends to involve the community in plan preparation and planning decision-making. It is not a local development document but legally it must set out how documents specified in the LDS will be consulted on.

2.13 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 how new development and change taking place in the previous year has contributed to achieving its targets. From 2011, the AMR for Norwich has been incorporated within a combined monitoring report for the JCS prepared jointly by Norfolk County Council and the three

district authorities covering Greater Norwich. The most recent JCS AMR, for the monitoring period April 2018 to March 2019, was published in January 2020[1].

Associated documents and initiatives

2.14 Although not required to be published as part of the LDS programme, the following additional documents and initiatives are listed in this LDS for information, as they will inform the preparation of future statutory development plan documents and/or provide a wider context for their implementation.

a) **Non-statutory strategic guidance** including the **Norfolk Strategic Planning Framework** (NSPF);
b) Other **potential and anticipated workstreams** arising from ongoing national and local policy changes. The scope and extent of the work that may be undertaken depends on resources available to the council and (in some cases) further clarification from central government about how proposed new planning measures would operate in practice. For that reason, no detailed timescales can be specified for future informal local guidance and other work items in this category.

[1] https://www.greaternorwichgrowth.org.uk/planning/monitoring/

3. The existing local plan

3.1 A number of planning documents are already in place to guide the council's decisions on planning applications. Together these form the existing adopted local plan for Norwich, which has been through a formal process of consultation and independent examination before adoption. These documents include the **JCS**, the **DM Policies Plan** and the **Site Allocations Plan**.

3.2 As these documents are already in use, they are not part of the formal LDS schedule set out in the Annex, which deals in the main with the new and emerging documents that will be prepared to replace or supplement them. However, they are referred to below in order to provide a complete picture of the planning policy documents that apply in Norwich.

3.3 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). In preparing its local plan, the council must show that it has met the statutory **Duty to Cooperate** with adjoining authorities and other relevant bodies. The Duty to Cooperate places a legal duty on local planning authorities and county councils in England to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.

3.4 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 and small area level. This is illustrated in Figure 1 on page 9.

3.5 For the Norwich area, the adopted **JCS** is the primary document at the top of the hierarchy with which other development plan documents prepared by individual districts should conform. 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 Norfolk County Council, and provides the long-term vision, objectives and spatial strategy for development of Norwich and its surrounding area for the period to 2026. The JCS is therefore at the heart of the present local plan for Norwich.

3.6 The **Site Allocation Plan** identifies and sets out policies for sites in Norwich city where development is proposed or expected to occur between now and 2026. It responds to the requirement of the JCS to identify additional sites for 3000 new homes in the city by 2026 over and above existing housing commitments. 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, with a particular focus on expanding office employment and retail and leisure uses in the city centre. 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 Site Allocations Plan was adopted in December 2014.

3.7 The **DM Policies Plan sets** out a range of more detailed policies applying throughout Norwich to be used in the council's assessment of development proposals and to guide future council decisions on applications for planning permission up to 2026. Its 33 policies cover a range of topics, building on the national policy principles for sustainable development set out in the 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 DM Policies Plan was also adopted in December 2014.

3.8 The Localism Act 2011 allows for community led **neighbourhood plans** to be brought forward to complement the adopted local plan, and this is reflected in Figure 1. As stated above (paragraph 1.10), a neighbourhood area has been designated for the northern city centre. However, no neighbourhood plans have yet been proposed within the city boundary although a number of neighbourhood plans are now formally in place ("made") for the adjoining suburban parishes of Cringleford in South Norfolk, and Sprowston, Hellesdon and Old Catton in Broadland. The city council remains open to working in cooperation with community-led groups to produce neighbourhood plans where these help to promote beneficial development, regeneration or neighbourhood enhancement in accordance with the presumption in favour of sustainable development and the general principles set out in the NPPF.

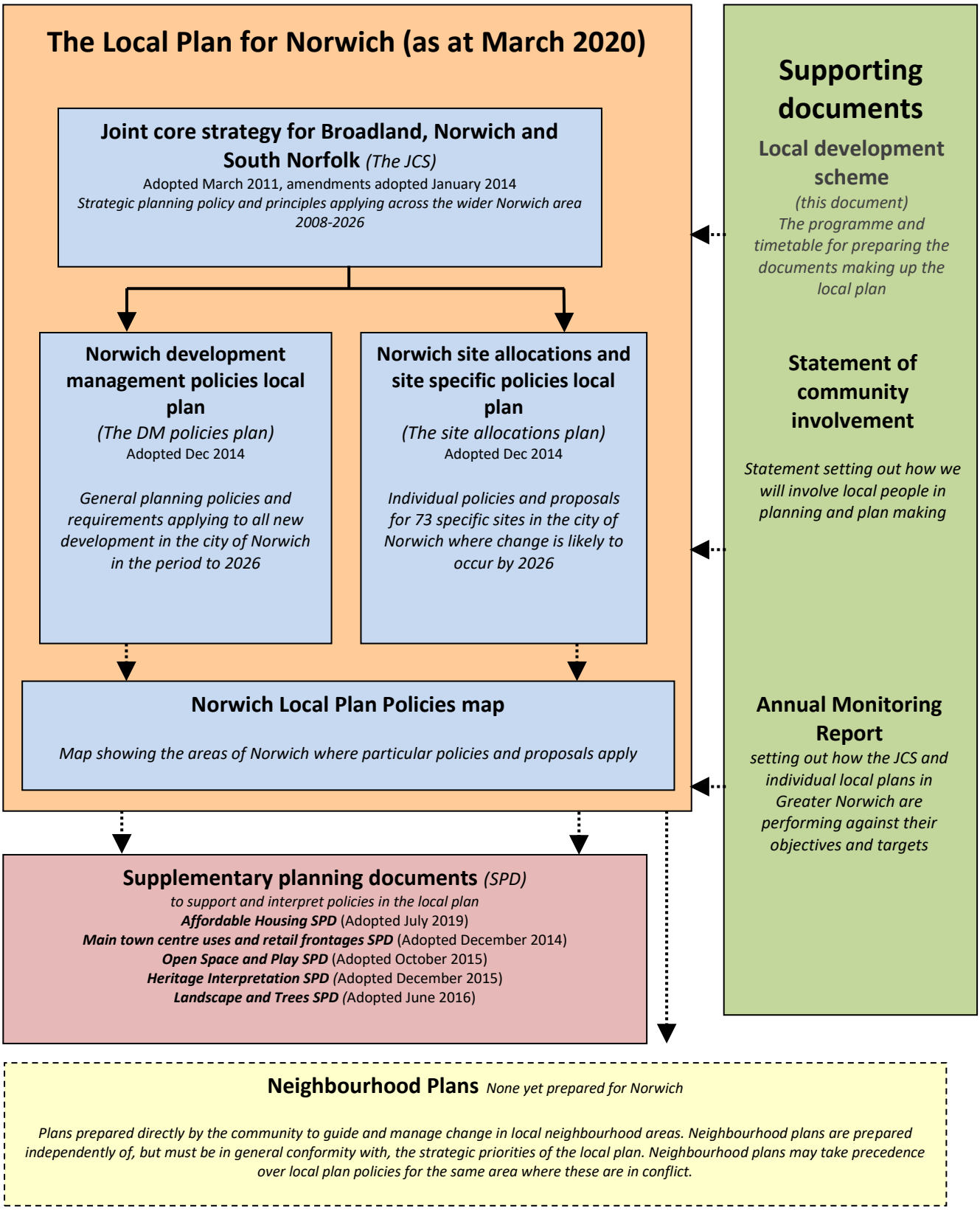


Figure 1: Hierarchy of the local policy context in Norwich

4. Looking forward – the emerging local plan and the 2020-22 LDS programme

4.1 The LDS was last reviewed in 2018. This revision of the LDS outlines the programme of documents and associated workstreams that will contribute to the replacement and review of the local plan. These will include the statutory and non-statutory planning documents detailed below.

4.2 Further detailed information on the GNLP and NSPF are included in the Key Document Profiles in section 5, which also includes the proposed production timetable for each document. The work programmes set out for these documents may be subject to review dependent on the extent of evidence and resources likely to be required.

New Development Plan Documents

4.3 The proposed **Greater Norwich Local Plan**[2] (GNLP) will be a new statutory local plan for Broadland, Norwich and South Norfolk to update the present JCS. This will similarly set out a statement of strategic planning policy for the wider Norwich area but, unlike the JCS, will also include policies and proposals for individual sites. As such, the GNLP will also replace separate site allocations plans for individual districts – in the case of Norwich, the Site Allocations plan. However, the village clusters site allocations policies for the South Norfolk District will be included in a separate South Norfolk Village Clusters local plan to be prepared alongside the GNLP. Only the overall number of dwellings proposed within these settlements will be included within the GNLP itself. The timetable for the production of the GNLP shown in this LDS has been adjusted to reflect changes in the anticipated production timetable arising from further consultations in the Regulation 18 stage.

4.4 In accordance with paragraph 33 of the NPPF and S10A of the Town and Country Planning (Local Planning) (England) Regulations 2017, the council undertook a review of the DM Policies Plan and the Site Allocations Plan[3], to review whether the plans are up to date and respond to changing local needs and circumstances. The review was carried out in October-November 2019 and endorsed by cabinet on 13 November 2019. It concluded that, in general, the local plan policies are fit for purpose at the current time, however it recommends that a full review of the DM Policies Plan should commence following the Regulation 19 consultation of the GNLP. The Regulation 19 consultation of the GNLP is due to take place in early 2021, and therefore the formal review of the DM Policies Local Plan should take place following this consultation. The review does not recommend a further review of the Site Allocations Plan, as this has been reviewed and will be superseded by the GNLP.

4.5 Despite anticipating that the formal review of the DM Policies Plan will commence in 2021 following the GNLP Regulation 19 consultation, it will be necessary to begin consideration of what evidence studies and background information may need to be gathered and

[2] https://gnlp.oc2.uk/
[3] https://www.norwich.gov.uk/info/20199/adopted_local_plan/2494/regulation_10a_review_of_the_local_plan

commissioned to support the preparation of a new local plan over the coming year. A 'roadmap' to the local plan review process and timescales will be produced in due course.

Review of the non-statutory Norfolk Strategic Planning Framework

4.6 The **Norfolk Strategic Planning Framework**[4] (NSPF) is a non-statutory strategic policy statement setting out broad strategic targets and priorities for the next round of statutory local plans for individual local planning authorities in Norfolk, facilitating joint working across district boundaries and helping to fulfil the statutory Duty to Co-operate. The NSPF was updated and endorsed by the stakeholder authorities in October 2019 to meet the new requirements of the revised NPPF, particularly in relation to the requirements set out for the Statement of Common Ground. It will continue to be reviewed regularly as the Duty to Co-operate requires authorities to work together in an ongoing and meaningful way as the Statement of Common Ground must reflect the most up to date position in terms of joint working across the area. The NSPF is currently being revised and a draft document is anticipated for Autumn 2020.

New Supplementary Planning Documents and planning guidance

4.7 Following the cessation of the Britvic/Colmans/Unilever operations at the Carrow Works site, the Council and key partners plan to commission a masterplan for the East Norwich Strategic Regeneration Area, capable of adoption as a Supplementary Planning Document. This will aim to guide the coordinated redevelopment of the site to focus on delivery of transformational change of this key area of Norwich and to inform the Regulation 19 version of the GNLP. It is anticipated that preparation of the masterplan will commence in autumn 2020.

Other committed and potential workstreams

4.8 The following paragraphs refer to committed and potential workstreams, which are or may be part of the Council's work programme, although in many cases the status and timescales for production of these have yet to be confirmed. None are formal development plan documents or supplementary planning documents but are included in the LDS for completeness. Subsequent revisions to the LDS would identify the need for any formal DPDs or SPDs emerging from this work.

<u>Committed</u>

4.9 Additional workstreams which are **committed** and form part of the planning service's work programme during this LDS period are as follows:

- Maintenance of the **Brownfield Land Register updates**. The Town and Country Planning (Brownfield Land Register) Regulations 2017 require local planning authorities to maintain a statutory Brownfield Land Register. The regulations state that the Part 1 Registers must be updated at least annually so this will form an ongoing

[4] https://www.norwich.gov.uk/info/20022/planning_policy/1194/emerging_local_plan_and_evidence_documents/2

commitment. Part 2 of the register is intended to include sites listed in Part 1, which are considered suitable for the granting of planning permission in principle for residential development. There is no intention at this stage to produce a Part 2 Register.

- The **Self-Build Register** (set up in April 2016) will continue to be maintained in accordance with the Self-build and Custom Housebuilding Act 2015[5] (as amended by the Housing and Planning Act 2016).

- The Council has committed to being the lead authority on the preparation of a new **Strategic Housing Market Assessment** (SHMA) with other partner authorities across Norfolk. This document will set out an assessment of future need and demand for housing, as well as identifying the need for different housing types and tenures, including affordable housing. The formal preparation of the SHMA is expected to commence in the latter part of 2020.

Potential Additional Work

4.10 Additional workstreams which may be progressed, but which **are not firm commitments** in this LDS period, are:

- Potential neighbourhood plan support following the designation of the northern city centre area as a neighbourhood area in June 2018. This will be dependent on a community group gaining designation as a neighbourhood forum, and commencing preparation of a neighbourhood plan.

- Government published amendments to the Community Infrastructure Levy (CIL) regime in 2019. The current intention is that a local CIL review will be undertaken in parallel with the development of the Greater Norwich Local Plan (GNLP), so that a revised CIL is most likely to be introduced at around the same time as the adoption of the GNLP.

- Over the past few years, Norwich has seen a significant reduction in office floorspace. This is largely attributed to the ability to convert offices to residential accommodation under the prior approval process, and without planning permission. The reduction in office floorspace is concerning as it results in less choice of suitable accommodation for businesses and compromises the ability of the city, and the surrounding areas, to thrive economically. In addition, there is no provision within the prior approval process to secure affordable housing on these schemes. The Council are considering the implementation of an Article 4 Direction to remove permitted development rights for the conversion of offices to residential accommodation. An office evidence study has been commissioned to determine whether an Article 4 Direction is an appropriate response to this issue.

[5] http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted/data.htm

- **The Environment Bill**[6] is due to undergo further scrutiny in Parliament. The current version of the Bill sets out plans and policies for improving the natural environment including waste and resource efficiency, air quality, water quality, nature and biodiversity, the regulation of chemicals etc. It is likely that the Bill will have a number of implications upon the planning system, for example, the formal introduction of Biodiversity Net Gain. Depending upon the final content of the Bill and the timescale for its implementation, the existing local plan documents will likely need to be updated to ensure compliance with the Bill. Currently, no further information is available on the timescales for the introduction of the Bill, however, the formal review of the DM Policies Plan represents an opportunity to consider the implications of the Bill on the local planning context in Norwich.

- In 2019, the Government published the first two parts of the **National Design Guide**[7]. This document sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms one part of Government guidance aiming to achieve enduring and successful places and forms a material consideration in the determination of planning applications. The third part of the design guide includes the provision of a National Model Design Code (anticipated in 2020), which will set a baseline standard of quality and practice across England which local planning authorities will be expected to take into account when developing local design codes and guides, and when determining planning applications. Following the publication of part 3 of the design guide, the council may consider the preparation of a local design guide, as part of the review of the existing DM Policies Plan and preparation of a new Plan. This will be dependent upon timescales and availability of resources, as well as an assessment of in-house expertise. In the absence of a local design guide, the council will be expected to defer to the National Design Guide.

[6] https://services.parliament.uk/bills/2019-20/environment.html

[7] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

5. Key document profiles

Document Title	Greater Norwich Local Plan (GNLP)
Role and content	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. The GNLP provides the strategic context for the preparation of lower level policy documents prepared by the three constituent district planning authorities.
Status	Statutory Development Plan Document (DPD)
Conformity	The document must conform with the National Planning Policy Framework (the NPPF). It should also accord with standing advice in national Planning Practice Guidance (PPG).
Geographical coverage	The three districts of Broadland, Norwich and South Norfolk, excluding the parts of those districts falling within the Broads Authority area. This will exclude site allocations in village clusters in South Norfolk.
Joint working arrangements (if any)	The plan is being prepared by a joint team comprising officers from Norwich, Broadland and South Norfolk district councils with the support of Norfolk County Council. Each council will make independent decisions at key stages in the plan preparation process.
Relationship with adopted local plan(s)	The GNLP will supersede a) the **Joint Core Strategy (JCS*)*** for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted 2014) a) the **Norwich Site Allocations and Site Specific Policies Local Plan** (adopted December 2014)
Production milestones **Commence document production**	 December 2015
The work includes a “call for sites” (an invitation to put forward specific	

Document Title	Greater Norwich Local Plan (GNLP)
development sites for inclusion in the GNLP, held in May-July 2016); evidence studies; Regulation 18 stage consultation on issues and options and site proposals held January-March 2018; further Regulation 18 stage consultations on additional sites (October – December 2018), and on a draft plan to include suggested policy options, growth strategy and site allocations (see below). For further details of the timetable for this work see www.gnlp.org.uk.	
Regulation 18 draft plan	January – March 2020
Publish pre-submission (Regulation 19) document	January – February 2021
Formal submission of GNLP to Secretary Of State (Regulation 22)	June 2021
Adoption of the Greater Norwich Local Plan	August/September 2022
Monitoring and review	Annual Monitoring report and five year housing land supply updates

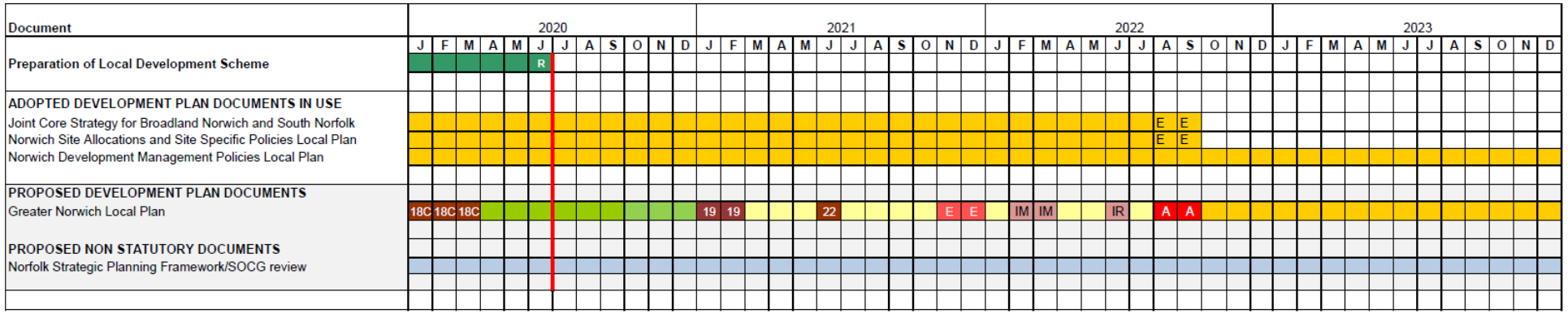
The National Planning Policy Framework states that policies in local plans should be reviewed to assess whether they need updating at least once every 5 years, and should then be updated as necessary. Such a review will need to determine whether any significant matters have arisen, for example changes to national policy or needs for development, that mean that modifications should be made to the local plan or a new replacement local plan produced. The need for a review of policies in the GNLP will be assessed in due course. As such, there is currently no commitment to review the GNLP and therefore no reference to such a review in this LDS. However, dependant on the outcome of a future assessment of the need to review GNLP policies, such a workstream may appear in a future iteration of the LDS.

Document Title	Norfolk Strategic Planning Framework (NSPF) review
Role and content	To set out an agreement between Norfolk's local planning authorities insofar as they relate to strategic planning matters, setting out broad strategic targets and priorities to inform and provide a context for the preparation of statutory local plans for individual districts and areas within the county (including the GNLP); to facilitate joint working across district boundaries and help to fulfil the Duty to Cooperate; and to meet the NPPF's requirements in relation to a Statement of Common Ground by regular review of the NSPF.
Status	Non statutory strategic document
Geographical coverage	The administrative county of Norfolk.
Joint working arrangements (if any)	The NSPF review is being prepared jointly by the district planning authorities within Norfolk working with Norfolk County Council, the Broads Authority and with the involvement of the Greater Anglia Local Enterprise Partnership and other key stakeholders. Governance: The Duty to Cooperate member forum has been established as a non-decision making body, which officers report to. Decisions are made by the constituent authorities' cabinets or equivalents.
Conformity	As a non-statutory document there is no formal requirement for conformity with higher-level national policy statements, however the framework will need to follow the general principles of national policy and guidance.
Relationship with adopted local plan(s)	The NSPF provides a framework for the eventual formal review and replacement of existing local plans, and demonstrates how the Norfolk authorities are meeting the Duty to Cooperate.

Document Title	Norfolk Strategic Planning Framework (NSPF) review
Production milestones (provisional) **Draft of revised NSPF/SoCG**	 **Autumn 2020**
Monitoring and Review	Ongoing

ANNEX

LOCAL DEVELOPMENT SCHEME FOR NORWICH, 2020-22
KEY DOCUMENT PROGRAMME



KEY

General
LDS production/review
Resolution to bring LDS into effect — R
Commencement of this LDS period
Commencement of individual document production — *

Adopted development plan documents
Adopted DPDs (local plans) in use
Adopted DPD (local plan) expiry. NB the JCS and Site Allocations plan expire in 2026 but will be superseded by the new GNLP upon its adoption in 2021. — E

Greater Norwich Local Plan (GNLP)
Previous Stages
Call for sites *May-July 2016* — S
Preparation of issues and options Regulation 18 document and supporting evidence *March 2016 - 2018*

Reg 18 consultation stage (issues and options/site proposals) — 18A
Focussed consultation on additional sites — 18B
Reg 18 draft consultation stage (preferred policy options, growth strategy and site allocations — 18C
Assessment of responses/preparation of Reg 19 pre-submission plan and additional evidence
Reg 19 publication (pre-submission plan) — 19
Assessment of responses/preparation of Reg 22 submission document
Formal Submission to Secretary of State (Regulation 22) — 22
Examination in Public — E
Consultation on inspectors' proposed modificationss — IM
Publication of Inspectors Report — IR
Adoption — A

Norfolk Strategic Planning Framework (NSPF) Review
Evidence gathering and production of draft framework
Consultation on draft framework — C
Production of final framework
Endorsement of NSPF by constituent Norfolk councils
Ongoing updates to Statement of Common Ground

Supplementary Planning Documents (SPD)
SPD production
SPD Consultation - draft (Regulation 12) — 12
SPD adoption — A