

Report to Cabinet/Sustainable development panel
15 January 2020
Report of Director of place
Subject Greater Norwich Local Plan – Regulation 18 Draft Plan
Consultation

Item

4/5

Further information to be considered with report

The Greater Norwich Local Plan Regulation 18 Consultation will be considered by Cabinets during the next week. This email is to notify you that further evidence base documents comprising the Sustainability Appraisal (SA) and Strategic Environmental Assessment of the Greater Norwich Local Plan and the Habitat Regulations Assessment (HRA) of the Greater Norwich Regulation 18 Draft Plan have been added to the GNLP website: <http://www.greaternorwichgrowth.org.uk/planning/greater-norwich-local-plan/>. Local planning authorities are obliged to complete a Sustainability Appraisal and Strategic Environmental Assessment and Habitat Regulations Assessment as part of the plan making process.

Please note that the Sustainability Appraisal and Habitat Regulations Assessment were completed on a slightly earlier version of the GNLP. Therefore there are some very minor discrepancies between the policies considered within the evidence documents and those being considered by Cabinets. It is considered that these minor differences would not significantly change the conclusions of either document.

The Sustainability Appraisal and Strategic Environmental Assessment and the Habitat Regulations Assessment will be published alongside the Greater Norwich Local Plan. Like the Local Plan itself, the public and other stakeholders will have an opportunity to comment on these draft documents during the consultation process.

A further, and final, version of Sustainability Appraisal and Strategic Environmental Assessment and the Habitat Regulations Assessment will be prepared to accompany the final version of the Greater Norwich Local Plan, which will be subject to an examination in public. In producing the final version of these documents any representations made as part of the forthcoming consultation will be considered.

In addition please see the attached table of recommended changes to the GNLP consultation documentation, which were endorsed by the Greater Norwich Development Partnership at its meeting on 6th January (appended to this supplementary report). This should be read alongside the documentation in the committee reports to Sustainable Development Panel and Cabinet.

Recommended changes to consultation documents endorsed by the GNDP on January 6th

Proposed changes to [v8.3 draft strategy](#)

Page no.	Proposed Change	Reason for change	Recommendation
50	Amend key of housing map to refer to plan end date of 2038 rather than 2036	Correction	Amend the consultation documents as proposed
71	Amend paragraph 204 to state that Hempnall Crossroads improvements have been delivered and that the Long Stratton by-pass funding announcement is anticipated in 2020	Updated information	
112	Amend policy 7.4 to delete reference to “in Broadland” at the end of the housing section	Clarification that this strategic policy on the character and scale of settlements applies to all Greater Norwich village clusters	
114	Amend question 48 so that it welcomes comments on the evidence base as well as the appendices	Clarification that comments on the evidence base for the plan are welcomed	
116	Amend the appendix on new secondary school requirements in the Growth Triangle to state “ <i>Beeston Park – currently identified location for the new secondary school required to support housing growth in the area</i> ”	To provide flexibility at this stage of the plan making process on the potential location of the secondary school site to serve the area	

Proposed changes to the [Preferred housing sites in the Norwich Fringe](#) document and the [Sprowston Settlement Booklet](#)

Sections	Proposed Changes	Reason for change	Recommendation
Sprowston	Amend summary text on site GNLP 0132 in the table and its policy in the Sprowston settlement booklet to refer to the potential for the site to incorporate a well-located High School as part of the wider housing allocation; and for this option to be investigated further and considered for the submission version of the Plan	To provide flexibility at this stage of the plan making process on the potential location of the secondary school site to serve the area	Amend the consultation documents as proposed

Recommended additional changes to consultation documents for consideration by Cabinets

Proposed changes to [v8.3 draft strategy](#)

Page no.	Proposed Change	Reason for change	Recommendation
9	<p>Amend paragraphs 25 and 26 to state:</p> <p><i>25. The Draft GNLP promotes housing choice and supports economic activity within the rural parishes that surround market towns and key service centres. It also aims to provide a greater degree of opportunity for smaller builders to develop with their local supply chains. South Norfolk Council feels that it is an appropriate strategy for each and every cluster to participate in smaller scale rural development reflecting primary school capacity.</i></p> <p><i>26. South Norfolk Council intends to prepare a separate village clusters plan covering sites for small-scale housing in the rural parishes of South Norfolk that collectively form primary school clusters, whilst the Broadland village cluster plan forms part of this local plan. The aim is to progress this South Norfolk Village Clusters Housing Site Allocations document as quickly as possible. There is an aspiration for every village cluster to have new development with a focus on smaller sites. This is in accordance with the overarching GNLP strategy which identifies that sites for a minimum of 1,200 additional homes on top of the existing commitment of 1,349 homes will be allocated in the South Norfolk cluster plan.</i></p>	As raised at the GNDP meeting to provide more detail on the forthcoming South Norfolk village clusters plan.	Amend the consultation documents as proposed
22	<p>Amend final sentence of paragraph 69 to state: <i>Working with Transport East, the sub-national transport body, the Long Stratton bypass has been identified as a regional MRN priority and given conditional approval for government funding.</i></p> <p>Amend final sentence of paragraph 70 to state: <i>Subject to full approval by government, the Long Stratton bypass could commence in 2022.</i></p>	Further clarification has been provided by county transport officers	
71	Amend paragraph 204 to state that that the Long Stratton bypass funding has been given conditional approval and that the current programme completion date for the bypass is the end of 2023.		

Proposed changes to the maps of the preferred site in the [Hethersett Settlement Booklet](#)

Sections	Proposed Changes	Reason for change	Recommendation
Hethersett	Amend maps to reflect policy content for site GNLP1077-A by excluding the wider submitted area not included in the preferred option	Following feedback changes to the maps are proposed to show more clearly which part of the submitted site is preferred for development	Amend the consultation document as proposed

Proposed changes to the Unreasonable sites in the [Broadland village clusters](#) table

Sections	Proposed Changes	Reason for change	Recommendation
Horsford	Amend text on sites GNLP0479 and GNLP0519 to state: <i>This site is not considered to be suitable for allocation as despite being a reasonable location for development it already had planning permission at the base date of the plan in 2018 and is currently under construction.</i>	Following feedback the change provides further detail on the current situation in relation to the site	Amend the consultation document as proposed