



Sustainable Development Panel

09:30 to 10:25

27 February 2019

Present: Councillors Maguire (vice chair, in the chair), Carlo, Hampton, Maxwell and Stewart

Apologies: Councillors Stonard (chair), Fullman and Lubbock

1. Declarations of Interest

There were no declarations of interest.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 16 January 2019.

3. Affordable Housing Supplementary Planning Document – Report Back from Consultation

The planning policy team leader presented the report and explained that the report provided feedback on the consultation on the draft affordable housing supplementary planning document (SPD) before consideration at cabinet (13 March 2019). The council had received 18 responses to the consultation. The council was awaiting legal advice on the legal opinion from Reuben Taylor, QC. It was important to ensure that the SPD was as robust as possible to stand up to legal challenge.

A member referred to the consultation responses on purpose built student accommodation and said that she was pleased with the officer response. Purpose built student accommodation relieved pressure on converting former council houses from family homes to large, student HMOs (houses in multiple-occupation).

During discussion the planning policy team leader, together with the head of planning services, referred to the report and answered members' questions. Officers had recommended the technical change in paragraph 2.25 for clarification and to ensure that the guidance was consistent with the agreed planning policy DM12. Members were advised that the Greater Norwich Development Plan (GNLP) would contain a policy for affordable housing and this SPD would cease upon adoption of the GNLP. The National Planning Policy Framework (NPPF) definition of affordable housing did not meet the city council's local needs. The council's definition of affordable housing and varying the NPPF approach was considered to be justified based on meeting local needs as set out in Appendix 1, Summary of consultation responses, 9.1.

RESOLVED to:

- (1) note the summary of consultation responses;
- (2) endorse the revised affordable housing supplementary planning document and recommend it to cabinet for adoption.

4. Progress Update on the Greater Norwich Local Plan and the Norfolk Strategy Planning Framework

The head of planning services presented the report, which updated members on issues considered at the Greater Norwich Development Partnership (29 January 2019) and the Norfolk Strategic Planning Member Forum (28 January 2019).

During discussion on the Greater Norwich Growth strategy, the head of planning services, referred to the report and answered members' questions. Members were referred to the plans on pages 109 and 110 of the agenda papers. The city council was unable to absorb all of the growth and needed to work in partnership with its neighbouring district councils, Broadland District Council and South Norfolk Council. A further 7,200 homes were required by 2036 and would be distributed across the GNLP area, as set out Table 1, on page 105 of the agenda papers. Members noted that the city council was allocated 2,500 and that the majority would be on brownfield sites in the east of Norwich. The city's youthful population was generating the growth in the area.

In reply to a member's question, the head of planning services said that the council was still waiting to hear from the Secretary of State as to whether he would be calling in the planning applications committee's decision to approve the Anglia Square planning application. This site would provide 1,200 new homes on a brownfield site and make a significant contribution to the housing supply within the planning period and theoretically, prevent greenfield sites on the peripheral expansions around the city being developed. A member said that if this site was not developed it would mean that the city council was more dependent on the neighbouring authorities to provide housing.

Discussion ensued on the Greater Norwich strategic growth area and the economic growth corridor linking the city with Thetford, Cambridge and beyond. A member suggested that some of the most deprived areas in the county were on the east coast and asked what was being done to expand this growth corridor east of the city. The head of planning referred to the emerging strategy which recognises growth around the city. The Norwich to Cambridge corridor was along the A11 corridor but tapered out or was weaker after Wymondham. Projected development along this corridor was based on the existing settlements. The evidence was that whilst Norwich dominated the strategic growth area, the housing market and economy of Great Yarmouth was self-contained. The Broads Authority and Great Yarmouth had no direct involvement in the preparation of the GNLP. Members noted that there were plans to dual the A47 and improve the Acle Straight but no date had been provided.

The head of planning services said that the Norfolk Strategic Planning Member Forum had met on 28 January and agreed to review and update the Norfolk Strategic Planning Framework (NSPF). The revised NSPF would be considered at this panel and cabinet at future meetings.

Councillor Carlo expressed concern that there were few references in the NSPF to the threat of climate change, and that given the IPCC (Intergovernmental Panel on Climate Change) report in October 2018. The head of planning services said that this was a legitimate comment but the emerging version of the NSPF was only a partial review and the approach to climate change had not been reconsidered in it. There had been debate on the issue but as the member forum reflected a number of wide ranging and diverse opinions the strategy reflected the lowest common denominator that could be agreed between the partner authorities. A member pointed out that content analysis of the strategy did not demonstrate the innate measures to mitigate climate changes. Councillor Carlo said that she was very concerned that the growth predicated on road transport and an increase in carbon emissions. The head of planning services said that the panel could suggest to the cabinet to press for any future iteration of the NSPF to be produced to include a full examination of the issue, including an open debate with partners on the member forum on climate change and actions to mitigate it.

RESOLVED to:

- (1) note the report;
- (2) ask the cabinet when endorsing the current emerging iteration of the NSPF to press for a full reconsideration of climate change minimisation and mitigation issues when the next iteration of the NSPF is produced.

CHAIR