

Greater Norwich Development Partnership Board Meeting Minutes

Date: Wednesday 26 September 2018

Time: 2.00 pm

Venue: Council Chamber, Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Board Members:

Broadland District Council:

Cllr Ian Moncur, Cllr S Lawn, Cllr Shaun Vincent

Norwich City Council:

Cllr Paul Kendrick, Cllr Mike Stonard, Cllr Alan Waters

South Norfolk Council:

Cllr John Fuller, Cllr Lisa Neal

Norfolk County Council:

Cllr Tim East, Cllr Martin Wilby

Broads Authority

Melanie Vigo di Gallidoro

Officers in attendance: Mike Burrell, Phil Courtier, Marie-Pierre Tighe, Phil Morris and Graham Nelson.

1. DECLARATIONS OF INTEREST

The Chairman advised the meeting that through his consultancy Abzag, he was promoting, on behalf of the landowner, a site for residential development in Colney through the Greater Norwich Local Plan. When this site was under consideration he would declare a disclosable pecuniary interest and shall vacate the chair and leave the room.

In the interests of transparency, he also brought to the Board's attention, that his father, Malcolm Vincent, through his company Vincent Howes, was promoting, on behalf of the landowners, a site for residential development in Costessey/Bawburgh through the Greater Norwich Local Plan. In this case under the provisions of the Code of Conduct, there was no interest to declare which would prevent him from participating in the debate and chairing the meeting.

He added that he would be declaring the same interests when chairing Broadland's Place Shaping Panel and when as a Member of Broadland District Council's Cabinet and Council GNLP matters were considered.

Cllr John Fuller advised the meeting that he owned some employment land in Seething.

2. APOLOGIES FOR ABSENCE

Apologies were received on behalf of Cllr Charles Easton and Cllr Stuart Clancy.

3. MINUTES

The Minutes of the meeting held on 9 June 2018 were agreed as a correct record.

Minute no. 3 – Questions for the Public

In respect of the concerns expressed by Dickleburgh and Rushall residents about the names of respondents to the Greater Norwich Local Plan (GNLP) being visible online, the Greater Norwich Planning Policy Manager confirmed that legal advice had confirmed that there was no requirement for names to be published online, but it was considered to be good practice as when the GNLP was taken to Examination the names of respondents would need to be attributable. Publishing names would also help preclude multiple responses by an individual and help maintain the integrity of the consultation process.

It was also confirmed that this would not breach General Data Protection Regulations, as it was made clear when respondents submitted comments that their names would be published.

A Member emphasised that it was important to receive as many comments as possible on the GNLP and that obstacles should not be put in the way of this. He suggested that if an individual wished their identity to be withheld they could make their case to the Monitoring Officer, who could decide and uphold their request if it was found to be valid.

The Monitoring Officer could also arbitrate in cases where multiple comments by a single individual were suspected.

RESOLVED

that it be made clear to respondents to the GNLP consultation that their identity could be withheld from publication, if they made a valid case to do so.

4. QUESTIONS FROM THE PUBLIC

There were no questions from the public.

5. THE GREATER NORWICH LOCAL PLAN DRAFT STATEMENT OF CONSULTATION

The report presented the first draft of the Greater Norwich Local Plan Statement of Consultation.

The draft covered the Growth Options elements of the consultation and provided an overview and summaries of the responses received.

RESOLVED

that the constituent authorities note the content of the report and its appendix which provides a detailed summary of responses made to the Greater Norwich Local Plan (GNLP) Regulation 18 Growth Options consultation in early 2018. The appendix is the first draft of the Statement of Consultation which will be submitted to the Secretary of State with the GNLP.

6. THE GREATER NORWICH LOCAL PLAN REGULATION 18 FOCUSED SITES CONSULTATION

The report provided details of over 200 additional and revised sites that had been proposed through the Regulation 18 consultation that had taken place between January and March 2018.

These new sites would provide a wider choice in more locations for strategy development. Each site over five dwellings would be subject to a site assessment and updated analysis for each settlement.

The Chairman suggested that the title of the consultation could give the wrong impression and that 'focussed' should be replaced by 'new and revised'. It was also emphasised that this would be an additional consultation on new sites and any comments made in respect of the earlier Regulation 18 Growth Options and Site Proposals consultation did not need to be made again.

RESOLVED

that the constituent authorities agree the content of the forthcoming consultation on additional sites which have been submitted to the Greater Norwich Local Plan, known as the Regulation 18 new, revised and small sites consultation.

7. THE NATIONAL PLANNING POLICY FRAMEWORK AND GREATER NORWICH LOCAL PLAN

The report set out key changes to the National Planning Policy Framework and how they would affect plan-making and implementation locally.

Overall, the main changes to the NPPF aimed to promote strategic planning, with joint working across boundaries and support for the delivery of housing

and the infrastructure to support growth as well as strong environmental protection and enhancement measures.

Therefore, plan-making would need to take account of design standards, bio-diversity net gain, sustainable access to sites, co-location of housing and employment areas and the delivery of a greater diversity of homes for different markets i.e. smaller sites, increased housing density, the sub-division of larger sites and village growth.

Members were advised that the Greater Norwich authorities had worked together to produce a joint strategic plan for over a decade, so Greater Norwich was already well prepared for these requirements.

The Duty to Cooperate over cross boundaries had also been strengthened to a Statement of Common Ground in order to meet stronger more consistent expectations.

There was an expectation of a more flexible and proportionate approach to plan making, to allow housing, leisure and economic development to be combined to produce the most effective outcomes. This flexible approach was underlined by the new NPPF requirement for 'an appropriate strategy', rather than 'the most appropriate strategy'.

There would also be rolling five year reviews of plans, which would mean that work on them would be continuous.

The Government's agreed methodology for calculating housing need had not been clarified yet, but it is a working assumption that the additional 7,200 homes on top of the existing housing allocation in the GNLP would be sufficient to cover any changes.

The NPPF had also introduced a Housing Delivery Test (HDT), which measured net additional dwellings provided over the previous three years against the homes required. A decision would be required to indicate whether the three districts would be measured separately or jointly for the HDT.

In response to a query about land banking Members were advised that the forthcoming Letwin Review, which was looking at the causes of the gap between housing completions and the amount of land allocated or with planning permission, was likely to favour conditional allocations and possibly a streamlining of Compulsory Purchase powers to incentivise development.

RESOLVED

that the constituent authorities note the content of this report which summarises recent changes to the National Planning Policy Framework and how they will affect plan-making and implementation locally.

8. DATE OF NEXT MEETING

A GNDP workshop on policy development would take place on Tuesday 13 November 2018.

The next meeting of the GNDP Board would be on Tuesday 29 January 2019.

The meeting closed at 2.33 pm.
