

Local Development Scheme for Broadland

January 2025



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1. Introduction

- 1.1 The Council is required to prepare a *Local Development Scheme* (LDS) under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS is essentially a project plan which identifies, amongst other matters, the Development Plan Documents which, when prepared, will make up the Local Plan for the area. It must be made publicly available and kept up-to-date. This enables the public and stakeholders to find out about emerging planning policies in their area, the status of those policies, what the documents will contain, and the timescales for their production.
- 1.2 The Broadland LDS does not cover the Broads Authority areas within Broadland, as the Broads Authority is a Local Planning Authority in its own right and produces its own LDS.

2. The Adopted Local Plan

Development Plan Documents (DPDs)

- 2.1 Development Plan Documents or DPDs, now more usually called 'Local Plans', are the formal policy documents which make up the statutory development plan for Broadland. 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 policies in the development plan, unless material considerations indicate otherwise.
- 2.2 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 or smaller area level.
- 2.3 Each Development Plan document must be prepared in accordance with a nationally prescribed procedure set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The documents making up the Local Plan must also conform to national planning policy in the National Planning Policy Framework (NPPF), supported by national Planning Practice Guidance (PPG). 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 be independently examined by a government appointed inspector to assess their soundness and legal compliance before they can be adopted by the Council and come into force.
- 2.4 The currently adopted development plan for Broadland comprises the following documents. As these documents are already adopted, they are not part of the LDS schedule set out at appendix 1.

- **Greater Norwich Local Plan (GNLP), adopted March 2024;**
A strategic planning document prepared jointly by the three constituent districts in Greater Norwich providing a long-term vision, objectives and spatial strategy for development of the area to 2038, along with a suite of strategic planning policies and site allocations across the Greater Norwich area.
- **Broadland Development Management Policies Document adopted August 2015;**
Sets out a range of more detailed policies applying throughout Broadland which will be used in the council's assessment of development proposals and to guide future council decisions on applications for planning permission. Policies cover a range of topics, building on the national policy principles for sustainable development set out in NPPF and the strategic policies and objectives in local plan documents. In certain cases, the policies also set out local criteria and standards for different kinds of development.
- **Growth Triangle Area Action Plan, adopted July 2016;**
Specifically applies to the areas of Rackheath, Old Catton, Sprowston, Thorpe St Andrew and other parishes.

2.5 Certain other documents must be published alongside each Development Plan Document, including:

- a **sustainability appraisal (SA) report** of the DPD 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 **policies map**, setting out the DPD's 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).

2.6 The Localism Act 2011 also allows for community led **Neighbourhood Development Plans** to be brought forward to complement the adopted Local Plan. The latest updates on adopted and emerging neighbourhood plans can be found on the Council's dedicated Neighbourhood Plans webpage linked below:
[Neighbourhood Plans – Broadland and South Norfolk \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk)

2.6 The currently adopted Neighbourhood Plans for Broadland as of January 2025 are:

- ***Sprowston Neighbourhood Plan***, made May 2014
- ***Strumpshaw Neighbourhood Plan***, made July 2014
- ***Acle Neighbourhood Plan***, made February 2015
- ***Great and Little Plumstead Neighbourhood Plan***, made July 2015
- ***Brundall Neighbourhood Plan***, made May 2016
- ***Drayton Neighbourhood Plan***, made July 2016
- ***Blofield Neighbourhood Plan***, made July 2016
- ***Old Catton Neighbourhood Plan***, made July 2016
- ***Salhouse Neighbourhood Plan***, made July 2017
- ***Rackheath Neighbourhood Plan***, made July 2017
- ***Hellesdon Neighbourhood Plan***, made December 2017
- ***Horsford Neighbourhood Plan***, made July 2018
- ***Wroxham Neighbourhood Plan***, made March 2019
- ***Aylsham Neighbourhood Plan***, made July 2019
- ***Spixworth Neighbourhood Plan***, made July 2021
- ***Taverham Neighbourhood Plan***, made July 2021
- ***Thorpe St Andrew Neighbourhood Plan***, made July 2024
- ***Lingwood and Burlingham Neighbourhood Plan***, made July 2024
- ***Reedham Neighbourhood Plan***, made October 2024

Supplementary planning documents (SPDs)

2.7 Supplementary planning documents (SPDs) help to support and explain in more detail how the Council will implement particular policies and proposals in the local plan. SPD can also take the form of masterplans or detailed design briefs for sites allocated in the Local Plan.

2.8 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) state that SPDs should be used '*where they can help applicants make successful applications or aid infrastructure delivery*', and should not be used to add unnecessarily to the financial burdens on development. SPDs should clarify and amplify existing policy, not introduce new policy or include excessively detailed guidance.

2.9 SPDs do not form part of the statutory development plan although they are a material consideration in decision making. SPDs can be reviewed frequently and relatively straightforwardly to respond to change.

2.10 Current SPDs adopted by the Council are:

- ***Recreational Provision in residential development SPD***
adopted April 2016
- ***Landscape Character Assessment SPD*** adopted September 2013
- ***Food Hub SPD*** adopted June 2014

3. The LDS Programme

3.1 The LDS programme includes a proposal to review the GNLP within five years as required by national planning policy. The revised NPPF published in December 2024 sets out adjustments to the standard methodology for calculating housing need, which has led to an increase in the housing requirement for Greater Norwich. The review of the GNLP will be key in demonstrating how land will be allocated for this extra house building. The profile and timetable for review of the GNLP is set out in Section 4 and appendix 1 below. The timetable given is currently indicative and it is common practise to update the LDS over time. The timetable will be refined once more is known about the Government's intention to reform the statutory processes for writing local plans.

3.2 Further consideration will need to be given to reviewing the Broadland Development Management Policies Document, but this is not included as part of the LDS at the current time.

3.3 As of January 2025, there are a number of emerging Neighbourhood Plans which is adopted will form part of the statutory development plan:

- ***Buxton with Lamas Neighbourhood Plan***
- ***Postwick with Witton Neighbourhood Plan***
- ***Horsford Neighbourhood Plan (update)***
- ***Rackheath Neighbourhood Plan (update)***
- ***Hellesdon Neighbourhood Plan (update)***
- ***Strumpshaw Neighbourhood Plan (update)***
- ***Acle Neighbourhood Plan (update)***
- ***Sprowston Neighbourhood Plan (update)***
- ***Aylsham Neighbourhood Plan (update)***

3.4 There are also a number of SPD's which are currently being prepared. These are not part of the statutory development plan so are not included on the LDS timetable but for information they are:

- ***Custom and Self-Build Housing SPD***
- ***Greater Norwich Sustainable Communities SPD***
- ***Greater Norwich Green Infrastructure SPD***

4. Local Development Document Profiles

Document Title	Review of GNLP
Role and content	To review the adopted GNLP as required by national policy and demonstrate how land will be allocated to accommodate the extra housing requirement resulting from the Government's new standard methodology for calculating housing need.
Status	Development Plan Document/Local Plan
Conformity	The document must conform with the National Planning Policy Framework (NPPF) and standing advice in national the Planning Practice Guidance (PPG) and other Government Policy Statements.
Geographical coverage	Greater Norwich
Joint working arrangements (if any)	Greater Norwich Authorities (Broadland District Council, Norwich City Council, South Norfolk Council)
Relationship with adopted local plan(s)	Review of adopted GNLP
Evidence required <i>May include selective reviews of the evidence base already in place for the adopted Local Plan and new or updated studies where necessary depending upon the new plan making system set by Government.</i>	<p>Evidence base will include (but may not be limited to):</p> <ul style="list-style-type: none"> • Housing and Economic Land Availability Assessment (HELAA), aka Site Assessments; • Viability Study; • Health Impact Assessment; • Strategic Flood Risk Assessment (SFRA); • Water Cycle Study; • Heritage Impact Assessment; and, • Landscape Character Assessment; <p>The plan must also be accompanied by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) which will draw on, and themselves be part of, the evidence base.</p>
Production milestones	Date

Document Title	Review of GNLP
Scoping and early preparation, including call for sites	October 2025
Gateway 1	March 2026
Mandatory Public Consultation (8 weeks) (Regulation 18)	September/October 2026
Gateway 2	February 2027
Mandatory Public Consultation (6 weeks) (Regulation 19)	July 2027
Gateway 3 (Regulation 22 Submission)	March 2028
Examination	September 2028 – February 2029
Finalisation and adoption of digital plan	March 2029

*The production milestones and dates given above are subject to the Government's intention to reform the statutory processes for writing local plans.

Arrangements for Production and Review

To be agreed

How will stakeholders and the community be involved?

In accordance with the approved Statements of Community Involvement (SCI)

How will the document be reviewed?

The document will be monitored and reviewed as part of the Annual Monitoring Report process.

In accordance with the NPPF, Local Plans should be reviewed every 5 years. Such a review will need to determine whether any significant matters have arisen, for example through changes to national policy or the identification of additional development needs, that mean the Plan needs to be updated or replaced.

The process of monitoring and reviewing may change in the future subject to any reforms announced by the Government to the statutory process for writing local plans.

5. Other documents related to the Development Plan Documents

- 5.1 Various other documents are required alongside the local plan, but do not form part of it. A **Statement of Community Involvement (SCI)** shows how the council intends to involve the community in plan preparation and planning decision making. The Broadland SCI was updated in 2021/22 to reflect changes to national legislation and will be kept under regular review.
- 5.2 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 whether local plan targets are being met. From 2011, the AMR for Broadland has been incorporated within a combined monitoring report for the Joint Core Strategy prepared jointly by the Greater Norwich authorities. This practice will carry-on following adoption of the Greater Norwich Local Plan (GNLP).
- 5.3 The **Norfolk Strategic Planning Framework (NSPF)** is a non-statutory strategic policy statement which sets broad targets and priorities for the next round of statutory Local Plans for individual districts and wider areas in Norfolk, facilitating joint working across district boundaries and helping to fulfil the statutory Duty to Co-operate. Consultation on the initial NSPF took place from July-September 2017, and the document was subsequently endorsed by all of the Norfolk authorities. During 2019 it was updated to reflect the requirements of the revised NPPF, in particular (a) so that it fulfils the remit of a 'Statement of Common Ground' and (b) so that it reflects the new 'standard' housing methodology and Version 2 was endorsed by all of the authorities in late 2019. In order to keep the document relevant and up to date, Version 3 of the NSPF was prepared and endorsed by all relevant partner organisations in May 2021. A further review is taking place and is expected to be agreed in 2025.
- 5.4 Local Planning Authorities must publish and maintain a statutory **Brownfield Land Register**. The register is intended to include details of any previously developed land suitable for housing, which is capable of accommodating five or more dwellings. The first Register was prepared for December 2017 and is reviewed annually.

Appendix 1: Broadland Local Development Scheme Timetable – January 2025

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Legend

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| | Preparation of document/evidence gathering to inform Regulation 18 consultation |
| | Regulation 18 Consultation |
| | Pre-Submission Publication of Plan (Regulation 19) |
| | Submission to Secretary of State for Independent Examination (Regulation 22) |
| | Examination |
| | Adoption of Plan |

