

# **Local Development Scheme for South Norfolk**

**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 South Norfolk LDS does not cover the Broads Authority areas within South Norfolk, 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 South Norfolk. 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 South Norfolk 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.
- **South Norfolk Development Management Policies Document adopted October 2015;**  
Sets out a range of more detailed policies applying throughout South Norfolk 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.
- **Wymondham Area Action Plan, adopted October 2015;**  
Guides development in the town up to 2026. The plan provides for at least 2,200 new homes and 20 hectares of employment land, in the context of: protecting and enhancing a 'Kett's Country Landscape' to strengthen the role of the Tiffey Valley; maintaining the strategic separation between Wymondham and Hethersett; protecting the landscape setting of the town and abbey; and creating connections and linkages between green infrastructure.
- **Long Stratton Area Action Plan, adopted May 2016;**  
Delivers at least 1,800 new dwellings and additional employment land, alongside the long-sought Long Stratton bypass to reduce congestion and pollution through the village in peak hours and improve connectivity along the A140 corridor.

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 South Norfolk as of January 2025 are:
- **Cringleford Neighbourhood Plan**, made February 2014
  - **Mulbarton Neighbourhood Plan**, made February 2016
  - **Easton Neighbourhood Plan**, made December 2017
  - **Poringland Neighbourhood Plan**, made July 2021
  - **Long Stratton Neighbourhood Plan**, made October 2021
  - **Redenhall with Harleston Neighbourhood Plan**, made October 2022
  - **Starston Neighbourhood Plan**, made December 2022
  - **Tivetshall Neighbourhood Plan**, made December 2022
  - **Wymondham Neighbourhood Plan**, made July 2023
  - **Diss and District Neighbourhood Plan**, made October 2023
  - **Tasburgh Neighbourhood Plan**, made July 2024
  - **Trowse Neighbourhood Plan**, made December 2024
  - **Loddon with Chedgrave Neighbourhood Plan**, made December 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:

- ***South Norfolk Place-Shaping Guide SPD*** adopted September 2012
- ***Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk SPD*** adopted July 2014
- ***Guidelines for Recreation Provision in New Residential Developments SPD*** adopted September 2018

### 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 With the Greater Norwich Local Plan (GNLP) adopted, the immediate focus is now on completing the Local Plan for South Norfolk through the adoption of the South Norfolk Village Clusters Housing Allocation Plan (VCHAP). The profile and timetable for completion of the VCHAP is set out in Section 4 and appendix 1 below.

3.3 Once the VCHAP has been adopted, further consideration will need to be given to plans for reviewing the Wymondham and Long Stratton Area Action Plans and the South Norfolk Development Management Policies Document, but these are not included as part of the LDS at the current time.

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

- ***Hingham Neighbourhood Plan***
- ***Easton Neighbourhood Plan (update)***
- ***Dickleburgh Neighbourhood Plan***
- ***Newton Flotman Neighbourhood Plan***
- ***Swainsthorpe Neighbourhood Plan***
- ***Gillingham & Geldeston Neighbourhood Plan***
- ***Cringleford Neighbourhood Plan (update)***
- ***Shotesham Neighbourhood Plan***

3.5 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:

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

#### 4. Local Development Document Profiles

Document Title	South Norfolk Village Clusters Housing Allocations document
<b>Role and content</b>	To allocate housing sites in the South Norfolk village cluster settlements, sufficient to meet the minimum requirements set out in the Greater Norwich Local Plan (GNLP).
<b>Status</b>	Development Plan Document/Local Plan
<b>Conformity</b>	The document must conform with the National Planning Policy Framework (NPPF) and the GNLP and should also accord with standing advice in the Planning Practice Guidance (PPG) and other Government Policy Statements.
<b>Geographical coverage</b>	<p>Village Cluster parishes in South Norfolk Council, excluding the parts of those parishes falling within the Broads Authority Executive Area.</p> <p>Village Cluster parishes are all parishes, except: Chedgrave; Colney; Costessey; Cringleford; Diss; Easton; Framingham Earl; Framingham Pigot; Hethersett; Hingham; Loddon; Long Stratton; Poringland; Redenhall w Harleston; Trowse w Newton; and Wymondham. The document also excludes housing sites in: parts of Roydon and Heywood that relate to the settlement of Diss; parts of Tharston &amp; Hapton that relate to the settlement of Long Stratton; and parts of Caistor St Edmund &amp; Bixley and Stoke Holy Cross that relate to the settlement of Poringland/Framingham Earl.</p>

Document Title		South Norfolk Village Clusters Housing Allocations document	
Joint working arrangements (if any)		None.	
Relationship with adopted local plan(s)		The South Norfolk Village Clusters Housing Allocations document provides for the minimum requirements for housing set out the GNLP and when adopted will supersede elements of the South Norfolk Site Specific Allocations and Policies Document (October 2015).	
<b>Evidence required</b> <i>May include selective reviews of the evidence base already in place for the adopted Local Plan and new or updated studies where necessary.</i>		<p>The document will draw largely on the evidence base that supports the strategic policies in the GNLP but will in certain instances require specific updates/additional work. This includes (but may not be limited to):</p> <ul style="list-style-type: none"> <li>• Housing and Economic Land Availability Assessment (HELAA), aka Site Assessments;</li> <li>• Viability Study;</li> <li>• Health Impact Assessment;</li> <li>• Strategic Flood Risk Assessment (SFRA);</li> <li>• Water Cycle Study;</li> <li>• Heritage Impact Assessment; and,</li> <li>• Landscape Character Assessment;</li> </ul> <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	
Commence document production.		January 2020	
Call for sites – invitation to put forward specific development sites for inclusion as part GNLP Regulation 18.		January to April 2020	
Publish Draft Plan ( <b>Regulation 18</b> ) for consultation.		June 2021	



<b>Document Title</b>	<b>South Norfolk Village Clusters Housing Allocations document</b>
Publish Pre-Submission Plan <b>(Regulation 19)</b>	January to March 2023
Focussed consultation on alternative sites. <b>(Regulation 18)</b>	December 2023 to February 2024
Publish addendum to the Pre-Submission Plan <b>(Regulation 19)</b>	August to October 2024
Formal submission to Secretary of State <b>(Regulation 22).</b>	July/August 2025
Public Hearings start	November 2025

### **Arrangements for Production and Review**

South Norfolk Governance: Led by Place Shaping Team. Agreement at each stage through Cabinet. Full Council approval at Regulation 22 and adoption.

### **How will stakeholders and the community be involved?**

The Council will accord with the approved Statement 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 current timetable proposes adoption in April/May 2026, just over 5 years from commencement of plan production. The review of the document could be undertaken alongside the GNLDP review. 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.

<b>Document Title</b>		<b>Review of GNLP</b>	
<b>Role and content</b>		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	
<b>Status</b>		Development Plan Document/Local Plan	
<b>Conformity</b>		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.	
<b>Geographical coverage</b>		Greater Norwich	
<b>Joint working arrangements (if any)</b>		Greater Norwich Authorities (Broadland District Council, Norwich City Council, South Norfolk Council)	
<b>Relationship with adopted local plan(s)</b>		Review of adopted GNLP	
<b>Evidence required</b> <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>		Evidence base will include (but may not be limited to): <ul style="list-style-type: none"> <li>• Housing and Economic Land Availability Assessment (HELAA), aka Site Assessments;</li> <li>• Viability Study;</li> <li>• Health Impact Assessment;</li> <li>• Strategic Flood Risk Assessment (SFRA);</li> <li>• Water Cycle Study;</li> <li>• Heritage Impact Assessment; and,</li> <li>• Landscape Character Assessment;</li> </ul> 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.	
<b>Production milestones</b>		<b>Date</b>	
Scoping and early preparation, including call for sites		October 2025	
Gateway 1		March 2026	

Document Title	Review of GNLP
Mandatory Public Consultation (8 weeks) <b>(Regulation 18)</b>	September/October 2026
Gateway 2	February 2027
Mandatory Public Consultation (6 weeks) <b>(Regulation 19)</b>	July 2027
Gateway 3 <b>(Regulation 22 Submission)</b>	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 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 South Norfolk SCI was updated in 2022 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 South Norfolk 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 post 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: South Norfolk 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/SPD  |

