

Minutes of a meeting of the **Place Shaping Panel** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Monday 25 March 2019** at **6.00pm** when there were present:

Mr I N Moncur – Chairman

Mr R R Foulger
Miss S Lawn

Mrs J Leggett
Mr G K Nurden

Mr F O'Neill
Mr S Riley

Also in attendance were the Director of Place, Spatial Planning Manager and the Committee Officer (JO).

Mr Mike Burrell, Greater Norwich Planning Policy Manager, was in attendance for item 39 - Towards a Strategy – GNLP Report

37 APOLOGY FOR ABSENCE

An apology for absence was received from Mr Everett.

38 MINUTES

The Minutes of the meeting held on 4 December 2018 were confirmed as a correct record and signed by the Chairman, save for the following amendment:

Mr Kular was in attendance for part of the meeting.

39 TOWARDS A STRATEGY – GNLP REPORT

The report, which went to the 29 January 2019 meeting of the Greater Norwich Development Partnership, proposed a high level strategy to guide the preparation of the draft Greater Norwich Local Plan (GNLP), which would be due for consultation in September 2019.

The strategy proposed a broad distribution of growth and the basis for the site allocation choices. It was intended to be a broad and flexible guide through the plan making process, as further evidence was gathered and sites appraised. When adopted, the GNLP would be flexible in order to support economic growth and the delivery of housing need through buffers, windfalls and contingency sites.

The report confirmed that existing large strategic employment sites had the potential to support significant economic growth over the period of the Plan. Some smaller employment sites in rural areas were also likely to be needed.

It was projected that new sites for around 7,000 homes on top of the existing commitment of 34,100 homes would be required to 2036.

Principles for developing the preferred strategy for the distribution of growth were:

- Maximising brownfield growth
- Ensuring that reasonable alternatives to policies were tested
- To broadly follow the settlement hierarchy that had already been consulted on
- Limiting the number of new large sites
- No new settlement was proposed at this time
- To take account of Habitats Regulations Assessment
- Demonstrating support for the Cambridge/Norwich Tech Corridor
- The allocation of small sites of 15 plus dwellings to ensure the provision of affordable housing

Strategic scale growth would be concentrated in and around the city of Norwich and outwards along the A11, as well as in main towns, key service centres and village clusters.

In answer to a query, Members were informed that rural growth would be stimulated by allocated sites in village clusters, especially in areas that had primary schools with capacity. Taking a positive approach to windfall development would also help stimulate growth in rural areas.

The Panel was also informed that housing land supply figures for the whole of Greater Norwich were currently being calculated and indications suggested that it was more than the required five year supply. This would allow predatory planning applications to be defended more robustly over the transitory period between now and the adoption of the GNLP. However, it would not mean refusing all further development, as the five year supply would have to be maintained.

Members were also informed that job creation and employment indicators

were very positive for Greater Norwich, which should make the growth in housing sustainable. They were also advised that in many cases planning permission was not required for home working.

A Member noted that the contingency allocation of 1,200 dwellings listed in the report at Sprowston was at White House Farm, not White Woman Lane.

In answer to a question, the Director of Place confirmed that under the National Planning Policy Framework planning applications were judged on their merits, not on the number of objections to the development.

The Strategic Housing Market Assessment provided evidence of affordable housing need, but viability remained an ongoing challenge. To address this the Local Plan would include an element of affordable housing at the allocation stage, which should then be taken into account in the land price and therefore the development should be viable for affordable housing and the Community Infrastructure Levy.

The emerging strategy would be brought back in May for further consideration and then consulted upon in September/October 2019. It would then be submitted to the Inspector in 2020 and adopted in 2021.

RESOLVED

to note the report.

The meeting closed at 6.46 pm