

Minutes of a meeting of the **Place Shaping Panel** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Tuesday 9 October 2018** at **6.00 pm** when there were present:

Mr I N Moncur – Chairman

Mr G Everett  
Mr R R Foulger

Mrs J Leggett  
Mr G K Nurden

Mr S Riley

Also in attendance were the Interim Head of Housing and Environmental Services, Spatial Planning Manager, Senior Community Planning Officer, Housing Enabler and Committee Officer (JO).

### **28 MINUTES**

The Minutes of the meeting held on 3 May 2018 were confirmed as a correct record and signed by the Chairman.

### **29 WEST BROADLAND GREEN INFRASTRUCTURE PROJECT PLAN**

The report requested that the Panel note and endorse a Green Infrastructure Project Plan for the western area of Broadland District, to complement a similar Plan that had been produced for the east of the district in 2015.

The Project Plan identified opportunities to enhance and develop woodlands, footpaths, informal open spaces and other green infrastructure in the west of the district, for the benefit of residents and wildlife.

The Plan had been drafted in preparation for when suitable financial resources became available through either planning permission contributions or the Community Infrastructure Levy; possibly in conjunction with other external funding sources.

The aim of the Plan was to help mitigate the environmental impact of future growth, allow residents to access recreational opportunities closer to home and to have a strong, positive effect on the health and wellbeing of the local population.

The Plan was focused on the following ten projects:

- Thorpe Marriott Greenway
- Drayton to Horsford Greenway
- Hellesdon to Drayton Greenway

- South Drayton Greenway
- Felthorpe Common / Drayton Drewray – Site Enhancements
- Horsford Heath / Horsford Woods – Site Enhancements
- East Horsford – Connectivity & Circular Walk
- Hevingham Park – Site Enhancements
- Great Wood, Haveringland – Site Enhancements
- Marriott's Way Circular Walks

In response to a query, it was confirmed that the Thorpe Marriott Greenway should be one of the first projects delivered, as the tree belt was owned by Broadland and there was no requirement to seek permission from landowners for the project. A planning application for the Thorpe Marriott Greenway was to be considered by the Planning Committee on 24 October 2018. Drayton Parish Council had supported the application, but Taverham Parish Council had expressed concerns about possible anti-social behaviour. It was confirmed that the area had been inspected and mitigation measures, such as defensive planting, could be put in place to prevent neighbouring residents from being disturbed. Specific police patrols in the area were suggested by the Panel, to prevent anti-social behaviour.

It was emphasised that the Green Infrastructure projects in both the east and west were a list of credible potential projects, which required the release of funding through development. They were not to be confused with allocated recreational spaces provided as part of a planning application.

### **AGREED**

to note and endorse the West Broadland Green Infrastructure Project Plan.

## **30 RESPONSE TO CONSULTATION ON THE HOUSING GREEN PAPER – A NEW DEAL FOR SOCIAL HOUSING**

The report presented a Government Green Paper 'A new deal for social housing', which proposed fundamental reforms to ensure social housing provided a safe, well managed environment following the Grenfell Tower tragedy.

A consultation on the Green Paper was being held and it was proposed that the Council respond, based on its experience as a predominantly non-stock holding authority.

The Green Paper was divided into the following five parts:

- Ensuring homes are safe and decent
- Effective resolution of complaints
- Empowering residents and strengthening the Regulator
- Tackling stigma and celebrating thriving communities
- Expanding supply and supporting home ownership

Broadland District Council currently owned two properties, which were used as Temporary Accommodation. All the social housing within Broadland was managed by Housing Associations such as Clarion, Orbit, Victory Housing Trust, Cotman, Saffron Housing Trust and Flagship.

A response to the Green Paper consultation was being compiled by Broadland officers in discussion with housing association staff. Input from officers at South Norfolk had also been requested, although no joint response would be made, as greater weight would be given to the number of responses received.

The final draft response to the Green Paper would be discussed with the Portfolio Holder for Housing and Wellbeing prior to submission.

The Portfolio Holder for Housing and Wellbeing advised the meeting that the Council had a very good record of delivering affordable housing; which had reached a 15 year high in 2015, with 257 properties completed. This figure had reduced since then, due to a lack of exceptions sites, but still remained high.

In answer to a query, the Panel was advised that there were no concerns that safety standards in social housing were less robust than in private rented accommodation.

A Member expressed concern about the loss of social housing stock and a lack of housing generally which meant that 40 percent of those in full time employment could not afford to buy a property. He suggested that local authorities should be doing more to generate housing stock to meet this need.

It was confirmed that the Council sought to achieve 33 percent affordable housing on large developments. However, developers might seek to reduce this number through viability assessments. The percentage of affordable housing sought in the Greater Norwich Local Plan, was still to be confirmed.

### **AGREED**

to note the report and approve the method of submission to the consultation.

### **31 THE NATIONAL PLANNING POLICY FRAMEWORK AND THE GREATER NORWICH LOCAL PLAN**

The report set out key changes to the National Planning Policy Framework (NPPF) and how they would be integrated into the Greater Norwich Local Plan.

The main changes to the NPPF placed an emphasis on strategic planning (including joint working across boundaries), housing delivery, infrastructure enhancement and strong environmental protection. It was considered that the revisions would have a positive impact on the Greater Norwich Local Plan, due to an increase in the flexibility of policies.

The key themes changed within the NPPF that were relevant to the GNLP were:

- Design quality and effective use of land
- Environmental protection
- Diversification and mix of sites to improve delivery
- Developer contributions

These changes would require plan-making to take account of design standards, bio-diversity, sustainable access to sites, co-location of housing and employment areas and a greater diversity of homes for different markets. A review of the Community Infrastructure Levy would also be undertaken, when Government guidance was available.

Other changes included strengthening the Duty to Cooperate over cross boundaries into a Statement of Common Ground in order to meet stronger, more consistent expectations. Plans would also be subject to rolling five year reviews, which would mean that work on them would be ongoing.

A new Government methodology for assessing housing need, based on projections was awaited. This was a complex process, but early indications suggested that it would lead to fewer new dwellings being required in Broadland than under the previous methodology.

A Housing Delivery Test (HDT) had also been introduced to calculate net additional dwellings against the number of homes required.

Local authorities that did not meet HDT requirements would be required to produce an Action Plan that explained the under-delivery and the ways that delivery rates could be increased. Broadland's housing delivery could be measured over the whole of Greater Norwich rather than by district.

The Spatial Planning Manager confirmed that the NPPF had implications for Local Plans, but less so for Neighbourhood Plans. However, since Neighbourhood Plans had to conform to the strategic policies of Local Plans, it would be wise for Neighbourhood Plans to take account of any changes.

In respect of density, it was confirmed that there was a push in urban areas to make greater use of the space available. This increasingly meant that houses were being built with more storeys.

Members were advised that although local plans would seek to set out a strategy for community healthcare facilities, the recruitment of healthcare professionals, especially GPs, could not be addressed by the planning system.

Frustration was expressed by Members regarding delays in the commencement of construction following the granting of planning permission. However, it was acknowledged that there was a set timeframe for starting building that could not be accelerated.

### **AGREED**

to note the key changes to the National Planning Policy Framework and the potential implications for the Greater Norwich Local Plan.

## **32 EXCLUSION OF THE PRESS AND PUBLIC**

### **RESOLVED**

to exclude the Press and public from the meeting for the remaining business because otherwise, information which was exempt information by virtue of Paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 would be disclosed to them.

## **33 PROPOSAL FOR A JOINT STRATEGIC HOUSING STATEMENT FOR BROADLAND AND SOUTH NORFOLK**

Following the decision by Broadland District Council and South Norfolk Council to introduce a shared services arrangement, with one shared officer team led by a joint Managing Director, it was decided that a Joint Strategic

Housing Statement would be produced, which would complement each councils' existing Housing Strategies.

The housing markets of the two local authorities were similar and Broadland and South Norfolk Councils were both committed to active involvement in the housing market. Both authorities were also committed to substantial growth through the Greater Norwich Joint Core Strategy and the emerging Greater Norwich Local Plan.

Both councils had also transferred their housing stock to a housing association, so there were no 'council houses' in either administrative area. Consequently, both relied on close partnership working with housing associations to deliver new affordable homes and to make the best use of existing stock.

The Joint Strategic Housing Statement would seek to:

- establish a common approach to tenures and qualification for affordable home ownership;
- introduce 'essential worker' housing;
- establish the mutual qualification for available social housing for rent across both Districts; and
- take a joint approach to meeting need for supported housing.

It was anticipated that the Joint Strategic Housing Statement could be proposed for formal adoption by April 2019.

### **AGREED**

to note the briefing paper.

*The meeting closed at 7.40pm*