

## **REGULATION AND PLANNING POLICY COMMITTEE**

**Minutes of a meeting of the Regulation and Planning Policy Committee of South Norfolk District Council held on Tuesday 6 December 2022 at 10.30am.**

**Committee Members Present:** Councillors: F Ellis (Chairman), S Nuri-Nixon, T Spruce and V Thomson

**Apologies for Absence:** Councillors: B Duffin, J Halls, P Hardy, W Kemp and J Savage

**Cabinet Member Present:** Councillors: L Neal

**Officers in Attendance:** The Assistant Director of Planning (H Mellors), the Place Shaping Manager (P Harris), the Principal Infrastructure and Planning Policy Officer (S Marjoram), the Planning Policy Officer (K Fisher), the Planning Policy Assistant (I Jones) and the Democratic Services Officer (J Hammond)

**Also in Attendance:** Judith Davidson – Planning Policy Team Leader, Norwich City Council

### **112 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs B Duffin, J Halls, P Hardy, W Kemp and J Savage.

### **113 DECLARATIONS OF INTEREST**

No declarations of interest were made.

### **114 MINUTES**

The minutes of the meeting of the Regulation and Planning Policy Committee held on Monday 7 November 2022 were confirmed as a correct record and signed by the Chairman.

## **115 EAST NORWICH STAGE 2 MASTERPLAN AND DRAFT SUPPLEMENTARY PLANNING DOCUMENT**

Members considered the report of the Place Shaping Manager, which advised the Committee on the content of the East Norwich Stage 2 Masterplan and Draft Supplementary Planning Document (SPD).

The Place Shaping Manager explained that Policy 7.1 of the Greater Norwich Local Plan (GNLP) had identified East Norwich as a strategic regeneration area. Consultants were appointed by a public-private partnership, comprised of a number of key stakeholders which included; Norwich City Council, Homes England, Norfolk County Council and landowner interests, in order to prepare a Masterplan for the East Norwich area. The Masterplan was comprised of four main sites:

- Carrow Works
- Deal Ground
- May Gurney – within the South Norfolk District
- Utilities Site

Members were reminded that the Stage 1 Masterplan had been brought before the Committee at its meeting on 25 January 2022, where it was favourably received. The Stage 2 Masterplan had not led to any significant changes to the approach laid out in Stage 1. However, it had resulted in refinements to the key elements which took into account the outcome of extensive dialogue with stakeholders. These refinements included:

### **Access and Movement**

- The importance of the Papermill Yard Entrance had been reinforced for pedestrians and cyclists due to its position as the origin/destination for the key east-west pedestrian and cycle route through to Whitlingham Country Park. The importance of this entrance for emergency vehicles and as a potential bus route and/or secondary access to the main Bracondale entrance was also recognised.
- It had been recognised that the King Street/Carrow House entrance could provide an alternative access point, subject to agreement with the Highway Authority.
- Improved Access to Network Rail land and sidings to ensure future Network Rail access was catered for.
- An additional emergency point of access into the Carrow Works at the Bracondale access had been allowed for in the vicinity of the existing Fire Station.

## **Heritage**

- Proposed residential development pulled further away from the newly elevated Grade 2 listing of the Carrow House Conservatory, and the additional listing of the Gardens.
- Enhancements in the arrival to the site in proximity of Carrow Abbey, a review of parcels of land to the south of the Abbey and overall enhancements for the incorporation of existing heritage assets into the Masterplan.
- Removal of some proposed development in the southeast corner of the May Gurney site to improve views to, and the setting of, the Grade 1 listed St Andrew's Church.
- A review of building heights and massing was undertaken in response to Historic England concerns and to establish the right balance between impact of height/massing, views, positive responses to the site's assets and context and to make the best use of edge of city-centre sites.

## **Land Use**

- Housing densities had been increased slightly where appropriate e.g. to the east of Carrow Abbey.
- The relative amounts of housing and employment land had been adjusted with the amount of residential development being increased and a reduction in commercial space.
- More intensive commercial development had been located around the Tarmac/Lafarge plant to act as a buffer mitigating the environmental impacts of the plan on neighbouring uses.

## **County Wildlife Site**

- In response to a boundary change to the County Wildlife Site adjacent to the site, residential development had been rearranged, without loss of units, to respect the new boundary.

Also prepared as part of the Stage 2 Masterplan was a Draft SPD which set out objectives and guidance to provide a framework for the future development at East Norwich. It was intended that, following a public consultation exercise, the document would be adopted by Norwich, South Norfolk and the Broads Authority as the three Local Planning Authorities to whom the Masterplan related. Members were advised that if formally adopted the SPD would hold more weight in planning application considerations.

With regard to the timeline for the consultation and adoption of the Masterplan, the Place Shaping Manager explained that a further Stage 3 Masterplan exercise was being undertaken to consider matters related to delivery, which included financial modelling, detailed viability appraisals and an assessment of delivery options. This exercise would inform the final SPD as would any policy modification to the GNLP that emerge from its ongoing independent examination. The final SPD would then undergo a formal public consultation. The decision to publish the SPD for consultation would be subject to a further resolution of South Norfolk Council's Cabinet. Following the consultation, a decision on whether or not to adopt the SPD would be made by Full Council after consideration by the Regulation and Planning Policy Committee and Cabinet.

One member highlighted the importance of the Whitlingham Country Park to the District and raised concerns regarding the effect the Masterplan could have on the park. Judith Davidson, the Planning Policy Team Leader at Norwich City Council assured the Committee that she had held discussions with the Chairman of the Whitlingham Charitable Trust regarding their concerns. She explained that issues to be addressed had been acknowledged within the SPD under Appendix 3. Members were further informed that potential CIL and other sources of funding would be considered as part of the Stage 3 exercise.

On behalf of the Committee, the Chairman thanked officers for the detailed report and presentation.

After further discussion, it was unanimously

## **RESOLVED**

To:

1. Note the content of the East Norwich Stage 2 Masterplan and Draft Supplementary Planning Document.
2. Recommend to Council that it amend the Local Development Scheme to reflect consultation on the East Norwich Masterplan Supplementary Planning Document taking place in Quarter 3 2023/24.

(The meeting concluded at 10.47am)

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Chairman