

Greater Norwich Local Plan Team
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Reference: GNLP Call for Sites

Date: 12 May 2016

Dear Parish Council Clerk

Greater Norwich Local Plan: commencement of the 'Call for Sites' process

As you may already be aware Broadland District Council, Norwich City Council and South Norfolk Council have agreed to work jointly to prepare the Greater Norwich Local Plan (GNLP). The GNLP will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy (JCS). The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. The GNLP will contain strategic planning policies, as does the current Joint Core Strategy, but will also allocate land for a particular use or development.

An important part of the process of preparing the GNLP is to identify sites which might have the potential for development to meet required needs. The first stage in this process is a "Call for Sites", where landowners, developers and other interested parties (such as community groups etc) are able to submit parcels of land for consideration by the Greater Norwich authorities. Details of the "Call for Sites" are set out below.

What is the Call for Sites?

The 'Call' enables those who wish to promote parcels of land for a particular use or development to submit this land for consideration for potential allocation in the GNLP. Potential uses include housing, employment, leisure and community uses.

When will the Call for Sites run?

The Call will run from Monday 16 May to 5pm on Friday 8 July 2016

What information should be supplied in response to the Call for Sites?

Sites should be submitted using the online webform which will be available on the Greater Norwich Local Plan website at www.greaternorwichlocalplan.org.uk. A wide range of details of each site should be supplied, including location, size, ownership, timescale for development, ability to ensure deliverability, previous & current land use and various constraints information (any contamination, flood risk etc). A map showing the site must be attached.

How many additional houses will be required?

This is not known for certain at present. However, based on the findings of the Central Norfolk Strategic Housing Market Assessment, which was published in January 2016, it is likely that approximately 12,000 additional houses will be required from 2012 to 2036. These 12,000 homes would be over and above those which currently benefit from planning permission or which are set out in existing (or soon-to-be adopted) Local Plan documents. This annual level of growth (2012-2036) is only slightly higher than the existing annual level of growth set out in the Joint Core Strategy.

Is there a need for additional employment land as well as new homes?

A key element of the GNLP will be to ensure that the need for employment land is met, alongside the need for new homes. There are significant areas of undeveloped land already allocated for employment uses. It is not yet known how many additional sites will be required to be allocated to meet the jobs needs within the area. Further research will be undertaken as part of the production of the GNLP to ensure that the right amount of deliverable employment land is provided.

Does this mean that all or most submitted sites will be allocated?

No. Experience shows that far more greenfield sites are likely to be submitted than will be needed. Many sites will be inappropriate due to constraints and/or remoteness from services, and other sites simply will not be needed, even if not inappropriate in principle.

What does this mean for the countryside?

Development on brownfield sites throughout the three districts will be maximised; however, in a largely rural area such as Greater Norwich it is inevitable that some new development will have to be on greenfield sites. Each district will need to compile (and keep updated) a “brownfield register” of sites which could be developed for housing within five years, and give “permission in principle” on a high percentage of such sites. The GNLP will strive to find the best possible balance between meeting the development needs of the area and protecting the special qualities of the countryside.

Is it known where development will be focused?

The JCS, and related site allocation documents, already plan for a significant amount of the homes, jobs and infrastructure required in Greater Norwich. Development will continue to come forward in accordance with these plans. In terms of the additional homes required across the area, the distribution of development has not yet been determined. However, fundamental tenets of good planning will apply, so development will be well-related to services, facilities and other infrastructure.

How will the sites be assessed?

All Norfolk authorities consulted publicly on the methodology for the Housing and Economic Land Availability Assessment (HELAA) in the six weeks to May 2016 (see <http://www.northnorfolk.org/planning/21445.asp>). In accordance with Government requirements, the HELAA must identify how much land might be available to accommodate future housing and economic growth in each district, **although it is important to note that the inclusion of a site in a HELAA does not necessarily mean that it will be allocated for development, and/or that planning permission would be granted.** Further site assessments will then take place during the production of the GNLP in order to determine which sites should be allocated.

When will the assessment of sites take place?

This will start once the Call for Sites is completed. It is currently expected that the HELAA process will be complete by autumn 2016. Further assessment of all sites will then be completed by summer 2017 to identify both favoured and “reasonable alternative” sites. At this point the emerging GNLP will be subject to public consultation. Any representations submitted will then be taken into

account when drafting the final version of the GNLP for submission to the Secretary of State for independent examination.

Where can I get further information?

Please see www.greaternorwichlocalplan.org.uk where full details will be available, or contact a member of the Greater Norwich Local Plan team by emailing info@gnlp.org.uk

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Moorcroft', with a stylized flourish at the end.

David Moorcroft

**Greater Norwich Local Plan Project Sponsor; and
Executive Head of Regeneration and Development, Norwich City Council**