



Norwich local development framework

Draft site allocations development
plan document

Summary version

November 2009



NORWICH
City Council



Public consultation on possible sites for development and change

The draft site allocations document invites public comment on sites that have been put forward as suggestions for development by various independent groups, including developers, agents and community groups. At this stage, Norwich City Council is not committed to any proposals in this document. The inclusion of a site in this document does not represent a decision by the council unless planning permission has already been granted.

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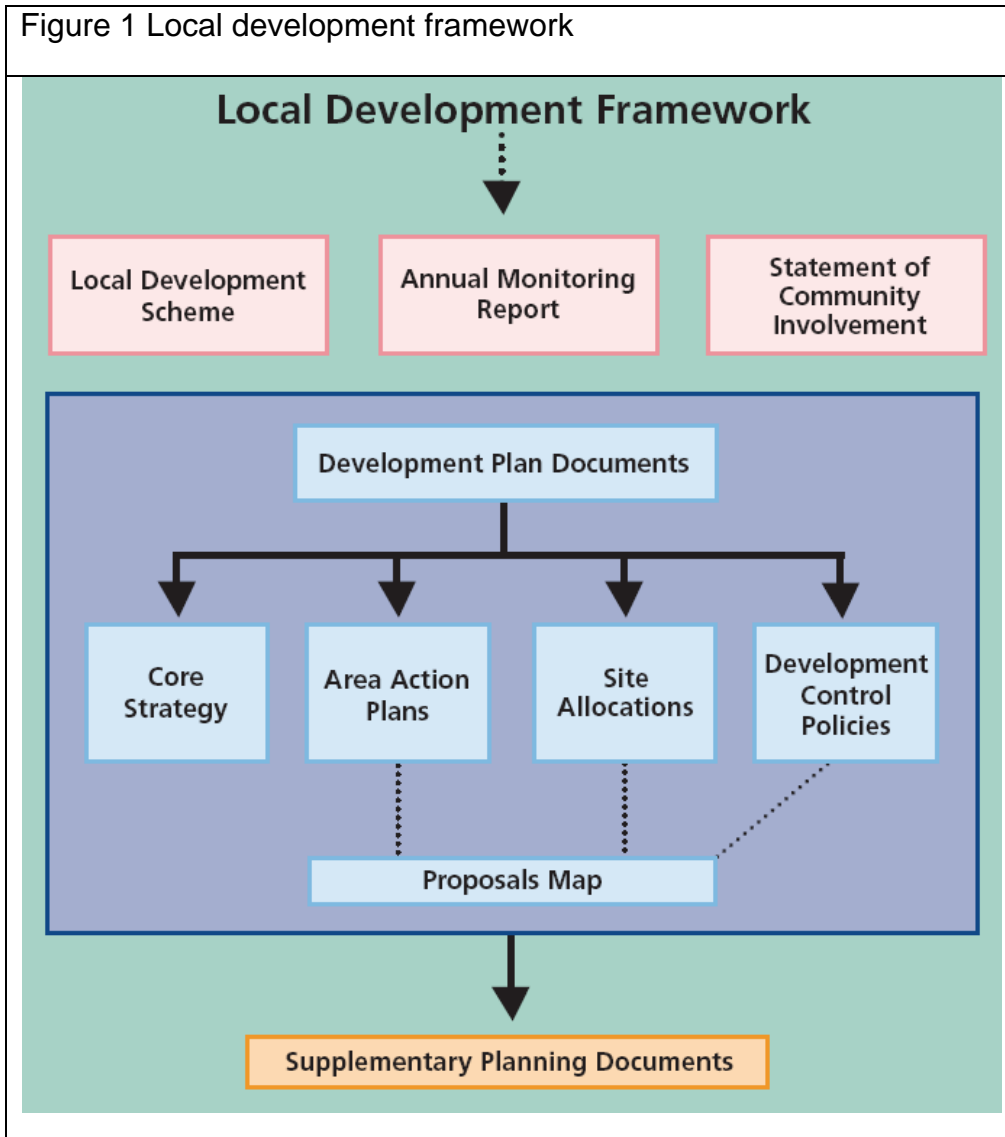


Introduction

1. In 2004, the government introduced a new system to prepare and deliver planning policy, as set out in the amended Town and Country Planning (Local Development) (England) Regulations 2004. The new system is called the local development framework (LDF) and it will include a family of policy documents to guide development in the city. Once adopted, this document family will replace the *City of Norwich replacement local plan* (adopted 2004).
2. The principles of the LDF will be set out in the *Joint core strategy*, which will outline the council's vision, objectives and key policies on important issues like housing, employment and shopping. The strategy is currently being prepared jointly for greater Norwich by Broadland District, Norwich City and South Norfolk Councils, with Norfolk County Council.



Figure 1 Local development framework



3. The *Site allocations plan* is part of the LDF and follows the core strategy. It is being prepared individually by Norwich City Council for the Norwich area alone. This document will allocate sites for various land uses, including future development (eg housing, employment) and change.
4. The production of the *Site allocations plan* involves a number of different stages and will be subject to a substantial amount



of community involvement, consultation and an independent examination. This document forms the first stage of public consultation. This is your first chance to get involved and have your say – an opportunity to influence the future of the city and the location of new housing and employment.

Table 1: Key stages of the *Site allocations plan*

	Evidence gathering (including a call for sites)	All groups and the public may put forward sites for development or change
We are here →	Public participation (1)	Consultation based on initial sites proposals
	Public participation (2)	Consultation based on the shortlisted sites after the first round of public participation
	Pre-submission participation	Opportunity for public comments on the soundness of the proposed submission document
	Submission	Submission to the Secretary of State and independent public examination
	Adoption	The council adopts the Site Allocations Plan



Why do sites need to be allocated?

5. The council needs to show how it will identify a long-term supply of sites to develop the city's role as one of the key regional engines of growth. Sites are allocated for the following reasons:
 - the local plan and the development sites it allocates will be superseded by the *Site allocations plan* as part of the LDF
 - the allocations are necessary to ensure a supply of suitable and sustainable sites to provide homes, jobs and community facilities for the future
 - the site allocations plan needs to show how the city can accommodate at least 3,000 more homes by 2026, as required by the government's regional targets and the *Joint core strategy*.



How have sites been identified at this stage?

6. Sites have come forward in the following ways:

Call for sites

From February to April 2009 the council invited developers, agents, community groups and the public to suggest sites for possible development or change. The sites put forward are all automatically included in this draft consultation document.

Strategic housing land availability study (SHLAA)

The SHLAA was completed earlier this year and is part of the LDF evidence base. It reviewed the housing potential of sites across the city, and identified whether they were both suitable and developable. However, the sites included in the SHLAA will not automatically become housing development sites – the study was to look at potential.

Adopted local plan

The local plan (2004) allocated sites for a range of uses. Those not yet developed will be included in the draft allocations plan and will be subject to consultation on whether they should continue to be allocated for the intended use or for another use.



Evidence studies prepared for the *Joint core strategy*

- *Greater norwich employment sites and premises study*

This study reviewed employment-related sites across the city, including those already in the local plan. It recommends a list of sites for primary employment use and general mixed employment use.

- *Retail and town centres study*

This study reviewed and assessed the city centre, district and local centres and recommends potential sites for additional retail use.



What is proposed?

Housing (appendix 1)

7. There are about 170 sites for different types of development listed in appendix 1.
8. The *Joint core strategy* requires a minimum of 33,000 new allocations for housing in Norwich, Broadland and South Norfolk between 2008 and 2026. In Norwich, this is at least 3,000 in addition to existing commitments including local plan allocations and other schemes with planning permissions.
9. The sites attached in appendix 1 include all the potential housing allocations in the local plan, and an element of new housing may also be considered in the potential mixed use sites listed in Appendix 4.

Employment (appendix 2)

10. The *Joint core strategy* also sets out the target for potential job growth. A further 27,000 new jobs will be created between 2008 and 2026 in three districts. The *Employment growth and sites and premises study*, undertaken in 2008, identifies and updates the opportunities and interventions required to encourage job growth.
11. One of the most important implications of the study is that, in the city centre, around 100,000m² of new office floorspace needs to be delivered. This will mainly involve the re-use and



conversion of previously developed sites and premises. In addition, a further 50,000m² of new office floorspace will need to be shared between major employment locations in and around Norwich, including the city centre.

12. As a centre for development and change, and one of the key engines of regional growth, Norwich is a significant area to deliver employment growth.

Retail (appendix 3)

13. The *Joint core strategy* has identified a hierarchy of centres in the greater Norwich area. The city centre is at the highest level, followed by district centres and local centres. New retail development will have to maintain and enhance the vitality and viability of existing centres and should be encouraged at a scale appropriate to the form and functions of the hierarchy of defined centres.

Mixed use (appendix 4)

14. As well as sites that may be suitable for single uses, such as housing or employment, there are others which have potential for mixed use development.
15. This could include, for example, a combination of retail, leisure and community facilities or housing and commercial uses.

Other uses (appendix 5)

16. This category includes, among others, possible sites for education, leisure or community uses.



17. The single issue review of the *Regional spatial strategy on accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England (RSS)* July 2009 requires Norwich to provide 15 pitches between 2006 and 2011 for Gypsies and Travellers. Beyond this date, the regional plan requires that the provision for Travelling Showpeople will be considered jointly across Norfolk, which is 21 additional pitches by 2011 and a 1.5 per cent compound increase beyond 2011.
18. No sites were proposed for use by Gypsies and Travellers in the call for sites and the council is currently working to identify suitable sites that may exist. This includes examining proposed housing land, especially council-owned land where served by good access to facilities. The council is also working closely with Broadland and South Norfolk on the possibility of joint schemes to help deliver the target as set out by the RSS.

Have your say – question 1

Which locations do you think are appropriate for additional pitches for Gypsies and Travellers?

19. In addition to the sites proposed in this section, the council will seek adequate community, leisure and culture facilities. These are key elements for sustainable development and sustainable communities. They can also form part of mixed-use schemes. If further sites are considered to be necessary for such uses, provision will be required through development control DPDs at later stages.
20. Policies solely relating to protection, such as urban greenspace or further natural and built environment



conservation, will normally be considered through the *Development control DPD* and shown on the adopted proposals map. However, proposals for such uses are also included in this document if they constitute any changes to existing designations.

Potential sites from SHLAA (appendix 6)

21. The *Strategic housing land availability assessment* (SHLAA) is jointly produced by Broadland, Norwich and South Norfolk District Councils and is intended to identify all significant sites with potential for housing and determine a realistic timescale for the development of each site. Although the study focuses on housing potential for those sites identified, in fact, most of them should be developed with other uses as mixed use schemes or even substantially different uses.
22. The SHLAA study examines a range of potential development sites, many of which overlap with the call for sites suggestions as well as sites recommended by the employment sites and premises study and the retail and town centres study.

Sites not being carried forward (appendix 7)

23. There are three sites put forward which the council considers are not appropriate for this document.
24. One site is within South Norfolk Council's boundary, but adjacent to the neighbouring settlement which is within the city. Although the city council will not be able to consider this site, we will be working with South Norfolk to make sure the site is considered appropriately within their site allocations plan.

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25. Another two sites put forward are considered to be too small to be allocated as residential development. They are back gardens.



Site selection

26. The site allocations plan will support the policies set out in the *Joint core strategy* and will allocate land for specific types of development. While the broad locations and principles of development are set out in the strategy, the *Site allocations plan* needs to show exactly where sites will be.
27. The final document will include a map showing the allocations which is called the adopted proposals map. Selecting a shortlist of sites will be based on a set of criteria, which includes suitability, availability and deliverability, as well as sustainability and public consultation.
28. The criteria set out in the table below represents the key considerations when assessing sites.

Table 2: site selection checklist

Constraints and suitability
Highway impact and improvements
Access
Existing designations
Services (gas, electricity, water, sewerage etc)
Site conditions
Flood risk
Hazardous risk



Site contamination
Accessibility
Local access to services and facilities
Public transport access
Viability
Land value
Existing uses
Availability (ransom strips, multiple ownership)
Impact on other uses

29. The list in table 2 is the main issues the council intends to use to draw up the shortlist. Officers would like your views on developing the criteria in more detail. The background studies, such as Strategic Housing Land Availability Study (SHLAA), Employment Growth and Premises Study, Retail and Town Centre Study, public consultation responses and the sustainability appraisal, will be used as part of the evidence to shortlist the potential sites.

Have your say – question 2

Have all the relevant issues been considered on the site selection list? Do you have anything to add?



Other appraisals and assessments

30. It is a requirement of the plan-making process that sustainability appraisal is undertaken in parallel with the development of a plan such as this one. Sustainability appraisal is a systematic process to ensure sustainability considerations are integrated into plan-making and environmental, economic and social impacts are taken into account. At this stage, a scoping report has been prepared setting out a proposed sustainability framework. Proposed sites and alternatives will be judged against this and the public are also invited to comment on this proposed framework.
31. A habitats directive assessment (appropriate assessment) is also mandatory for all development plan documents, including this one.
32. A diversity impact assessment will evaluate the effects of the plan on the equalities strands and consider the implications of the policies on the council's obligations.



Relationship with other relevant plans

Development control DPD

33. The *City-wide development control policies DPD* will provide more detailed, generic policies to complement the *Site allocations DPD*. These policies will be used to determine planning applications and set out spatial planning requirements, protecting the natural and built environments for example. Work on this document will start in 2010.

Northern city centre area action plan

34. There are a number of sites allocated separately in the *Northern city centre area action plan*. The plan has been submitted to the Secretary of State and the public examination was held in the first week of November 2009. Once adopted in spring 2010, it will form part of the LDF. The sites allocated in the area action plan are not included in this consultation document because the council has already reached a decision on them. However they will form part of the overall list of proposed allocations.

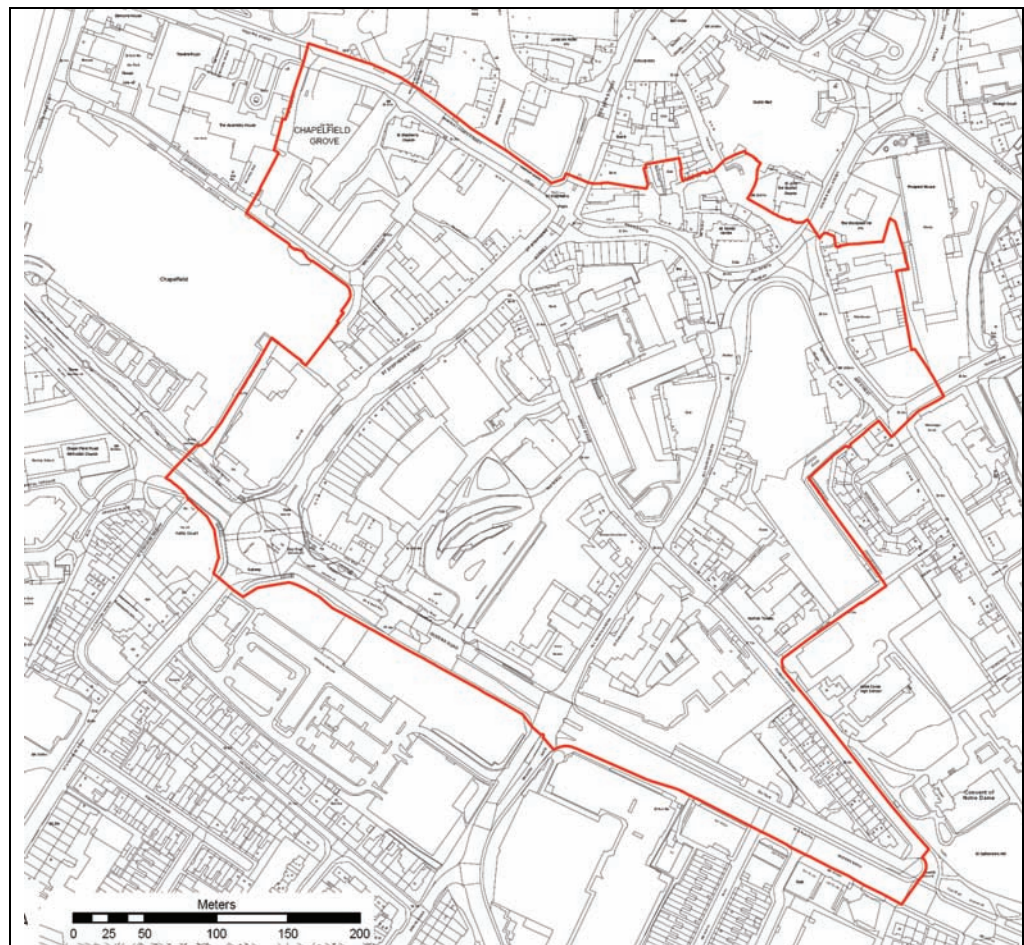


St Stephens Street area masterplan

35. The council has also commissioned a masterplan for the St Stephens Street area of the city centre, which may ultimately be adopted as a supplementary planning document (SPD). This area is an important focus for office-based employment and retail activity. There are opportunities for major new developments, environmental enhancement and improved pedestrian links to the bus station and within the primary shopping area. The masterplan is at an early stage but the



potential development sites that have been identified within the draft are also included in this document for consultation. Other sites put forward within the St Stephen's area will feed into the masterplan process and be subject to detailed study under the SPD procedures.



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Figure 3: St Stephens Street masterplan boundary



The consultation

36. This is the first consultation under Regulation 25 of the plan-making regulations. At this stage, Norwich City Council is not committed to allocating any of the sites in this document. The inclusion of a site in this document does not represent a decision by the council, unless a planning permission has already been granted.
37. We welcome comments from public and organisations on all the suggested sites at this initial stage in the preparation of the site allocations plan. Please use the response form provided to make comments. The document, the sustainability appraisal and the response form can be accessed online via the council's website at www.norwich.gov.uk. You can respond by completing the downloaded response form and submitting it to us electronically to ldf@norwich.gov.uk or by posting it to **Planning policy and projects team, Room 336, City Hall, St Peters Street, Norwich NR2 1NH**. Alternatively, please call the council's customer contact centre on 0344 980 3333 if you have enquiries or would like consultation documents in alternative formats.
38. If you would like to put forward any additional sites as part of this process, please download the initial site assessment form from the council's website, fill it in and return to us by email or post using the addresses above.

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39. The consultation will close at **5pm on Friday 5 February 2010**. This deadline applies to comments on suggested sites as well as additional sites.

Please note that the draft site allocations plan has been prepared to collect public comment on sites put forward as suggestions for development by various independent groups, including developers, agents and community groups. Norwich City Council is not committed to any proposals in this document. The inclusion of a site in this document does not represent a decision by the council unless planning permission has already been granted.

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