**Greater Norwich Local Plan**

**Regulation 18 Draft Plan**

**Consultation**

**Response Form**

Thank you for responding to the Regulation 18 Draft Plan Consultation on the emerging Greater Norwich Local Plan.

The current consultation runs from. **29th January to 16th March 2020.**

It covers the **Strategy and Site Allocations**. We need to get views on these documents to help us draw up the version of the plan which will be submitted to the Planning Inspectorate.

When commenting on a policy or site, please include the site reference(s) in your comments.

If you have any questions relating to the consultation please contact the Greater Norwich Local Plan team on 01603 306603 or email [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

It is easier to respond online at [www.gnlp.org.uk](http://www.gnlp.org.uk) . If you cannot do this, please use this form to respond to the consultation on new, revised and small sites.

Consultation documents are available from [www.gnlp.org.uk](http://www.gnlp.org.uk). There are also supporting documents which provide information on our policies and sites which may help you to make your comments.

Hard copies of the documents are available at consultation “Deposit Points” at:

* + County Hall, Martineau Lane, Norwich (main reception);
  + City Hall, St Peters Street, Norwich (2nd floor reception);
  + Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
  + South Norfolk Council, Cygnet Court, Long Stratton (main reception).

**Submitting your Response Form**

Responses should be submitted by email to [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk) or completed hard copy forms should be sent to:

*Greater Norwich Local Plan Team*

*PO Box 3466*

*Norwich*

*NR7 7NX*

**All submissions should be made no later than** **5pm on**

**Monday 16th March 2020.**

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| **1a. Contact Details** | |
| Title | Mrs |
| First Name | Nicole |
| Last Name | Wright |
| Job Title (where relevant) | Director |
| Organisation (where relevant) | La Ronde Wright Limited |
| Address | 74 Bracondale  Norwich |
| Post Code | NR1 2BE |
| Telephone Number | 01603 662 952 |
| Email Address | Nicole.wright@larondewright.co.uk |

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| **1b. I am…** | |
| Owner of the site | Parish/Town Council |
| Developer | Community Group |
| Land Agent | Local Resident |
| Planning Consultant | Registered Social Landlord |
| Other (please specify): | |

|  |  |
| --- | --- |
| **1c. Client/Landowner Details** (if different from question 1a) | |
| Title |  |
| First Name |  |
| Last Name |  |
| Job Title (where relevant) |  |
| Organisation (where relevant) | Trustees of the land |
| Address | c/o La Ronde Wright Limited  74 Bracondale |
| Post Code | NR1 2BE |
| Telephone Number | 01603 662952 |
| Email Address | Nicole.wright@larondewright.co.uk |

**Please make your comments below. You can comment on more than one policy or site on this form. Please clearly state the reference number of the policy or site your comments refer to.**

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| **Policy or site reference** | **Comments** |
| Policy 5:  Homes | **Policy 5: Homes**  We support this policy except for the part on Self/ Custom- Build Homes  This part of the policy does not address the real need to respond to the demand and choice of bespoke homes in the locations where they are needed.  It does not show a positive, sound and justified approach in the spirit of the NPPF. (Paragraph 16 of the NPPF)  An approach more akin to the Breckland strategy and consistent with the NPPF would be more appropriate.  Paragraph 251 of the Draft GNLP states that: *“In line with the Right to Build and the NPPF, self* a*nd custom-build housing delivery is promoted through the GNLP on a range of sites. This policy sets a requirement for larger sites to provide self and custom-build plots. The thresholds have been set to ensure that plots are provided across Greater Norwich. Policies 7.4 and 7.5 also promote self and custom-build on smaller scale windfall sites. Overall, this comprehensive approach will both increase the supply of housing in urban and rural areas and provide opportunities for small and medium enterprises to build houses, as well as for self-build.”*  However, Draft Policy 7.4 provides no guidance or criteria in relation to self-build and custom housebuilding.  Draft Policy 7.5 needs to allow for consideration of new self/custom-built homes being adjacent to what it describes as “*a recognisable group of dwellings*”. Please refer to the new Breckland Local Plan (adopted November 2019)  (For refrence:  Policy HOU 05 of the Breckland Local Plan (adopted November 2019)  **Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries**  Development in smaller villages and hamlets outside of defined settlement boundaries will be limited, apart from where it would comply with other policies within the development plan\* and if all of the following criteria are satisfied:   1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway; 2. It is of an appropriate scale and design to the settlement; 3. The design contributes to enhancing the historic nature and 4. connectivity of communities; and 5. The proposal does not harm or undermine a visually important gap that 6. contributes to the character and distinctiveness of the rural scene.   Opportunities for self-build dwellings which meet the criteria set out above will be supported.  Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. These, and isolated locations in the countryside, are unlikely to be considered acceptable.)  The GNLP Homes Objective is defined in the Draft Plan - To enable delivery of high-quality homes of the right density, size, mix and tenure to meet people's needs throughout their lives and to make efficient use of land.  We support this objective  However, the Monitoring Framework, Indicator Code GNLP 39 and indicator demonstrates the shortcomings of this Draft Policy in identifying the sole indicator for monitoring custom housebuilding as:  ‘Percentages of sites of 40 dwellings or more (excluding flats) where 5% of plots are provided for custom build.’ |

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| **Please add additional sheets if necessary** |

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| **Disclaimer** | |
| Data Protection and Freedom of Information  The Data Controller of this information under the General Data Protection Regulation (GDPR)2018/Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk Council. The purposes of collecting this data are:   * to assist in the preparation of the Greater Norwich Local Plan * to contact you, if necessary, regarding the answers given in your form   The response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be made available for public viewing. By submitting this form you are consenting to your comments being stored by Norfolk County Council, and the details being published for consultation purposes.  Once comments have been checked and verified they will be available online (with respondents’ names) for others to see.  Any representations which are deemed to contain offensive comments will be removed from the consultation site.  Whilst we will include names on our website, we will remove personal contact details such as addresses, telephone numbers, emails and signatures before publishing.  If you wish to comment but feel that you have a strong reason for your identity to be withheld from publication, you can contact your District Councillor who will put forward your comments as appropriate. Please note that where you submit your views in writing to your local District Councillor, this is described as “lobbying” and the local member will be obliged to pass these on. The local District Councillor will be required to provide your details to the GNLP where they will be stored for their records.  Please note, however, that if you subsequently wish to comment as part of the formal Regulation 19 stage of the Greater Norwich Local Plan (due to take place in 2020) comments must be attributable for the public examination by the Planning Inspectorate.  See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information. | |
| **Declaration** | |
| I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above. | |
| Name  Nicole Wright | Date  16/03/2020 |

**Greater Norwich –Regulation 18 Draft Local Plan Response Form**

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| FOR OFFICIAL USEONLY | |
| Response Number: |  |
| Date Received: |  |

Your completed form should be returned to the Greater Norwich Local Plan team **no later than 5pm on Monday 16 March 2020.**

If you have any further questions about the ways to comment, or if you need consultation documentation in large print, audio, Braille, an alternative format or a different language, you can email us at [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk) or phone us on 01603 306603.