THE GREATER NORWICH LOCAL PLAN 2045

Gateway 1 Self-Assessment Summary

30/10/2026 | VERSION 6



Broadland District Council

NORWICH City Council

South Norfolk COUNCIL

Working with Norfolk County Council

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How we got ready to prepare a new Local Plan

Broadland District Council, Norwich City Council and South Norfolk Council are working in partnership with Norfolk County Council through the Greater Norwich Development Partnership to prepare the Greater Norwich Local Plan 2045. The plan will guide sustainable growth and development across Greater Norwich up to 2045.

We published our Notice of Intention to Commence plan preparation and our local plan timetable on 30 June 2026. We will start the formal 30-month plan preparation period when we publish this Gateway 1 self-assessment summary on 30 October 2026. Our current timetable aims for adoption on 30 April 2029.

The new plan is being prepared in response to national planning reform, the new plan-making system and an increase in Greater Norwich's local housing need. It will establish an up-to-date growth strategy, site allocations and locally specific policies for the period to 2045.

This page explains the work undertaken to get ready to prepare the plan within the 30-month timeframe. It also links to the material prepared for our first formal engagement stage, the Regulation 20 Scoping Consultation.

Links to documents and other web pages will be at the end of each section.

Greater Norwich Local Plan 2045 webpage: Here

We published a timetable for preparing the plan

Our local plan timetable sets out the main plan-making stages, consultation periods, gateways, examination and anticipated adoption. It was published on 30 June 2026 alongside the Notice of Intention to Commence and will be updated as plan-making progresses.

The programme provides for the plan to be prepared within the statutory 30-month process. It includes:

- The Regulation 20 Scoping Consultation from 17 August to 28 September 2026
- Consultation on proposed Local Plan content and evidence from 21 June to 16 August 2027
- Gateway 2 on 2 November 2027

- Consultation on the proposed local plan from 3 April to 29 May 2028
- Gateway 3 on 6 September 2028
- Submission on 19 October 2028 and anticipated adoption on 30 April 2029.

The programme is supported by workstream reporting and regular review of progress, dependencies and risks. We maintain an up-to-date timetable so communities and stakeholders can see when decisions will be made and when they can take part.

The timetable is reviewed monthly, including new considerations which arise such as the effect of the pre-election period for newly announced elections. Any agreed changes are reflected in the published timetable and associated dataset while maintaining progress towards Gateway 2.

View the Local Plan timetable: Here

We established project management and governance arrangements

Preparing a joint local plan involves three local planning authorities of Broadland District Council, Norwich City Council and South Norfolk Council, working with Norfolk County Council. We have established project management arrangements to coordinate this work, monitor delivery and manage the decisions required at each stage.

Our **Project Initiation Document** (PID) sets out the management framework for the GNLP 2045. It is supported by a detailed programme, budget monitoring, workstream reporting and a register of risks, assumptions, issues and dependencies. The Greater Norwich Development Partnership acts as an advisory body directing the preparation of the plan, with officer, director and member arrangements supporting review and sign-off across the partner authorities. This is a working document that has informed the self-assessment and will be published at Gateway 2.

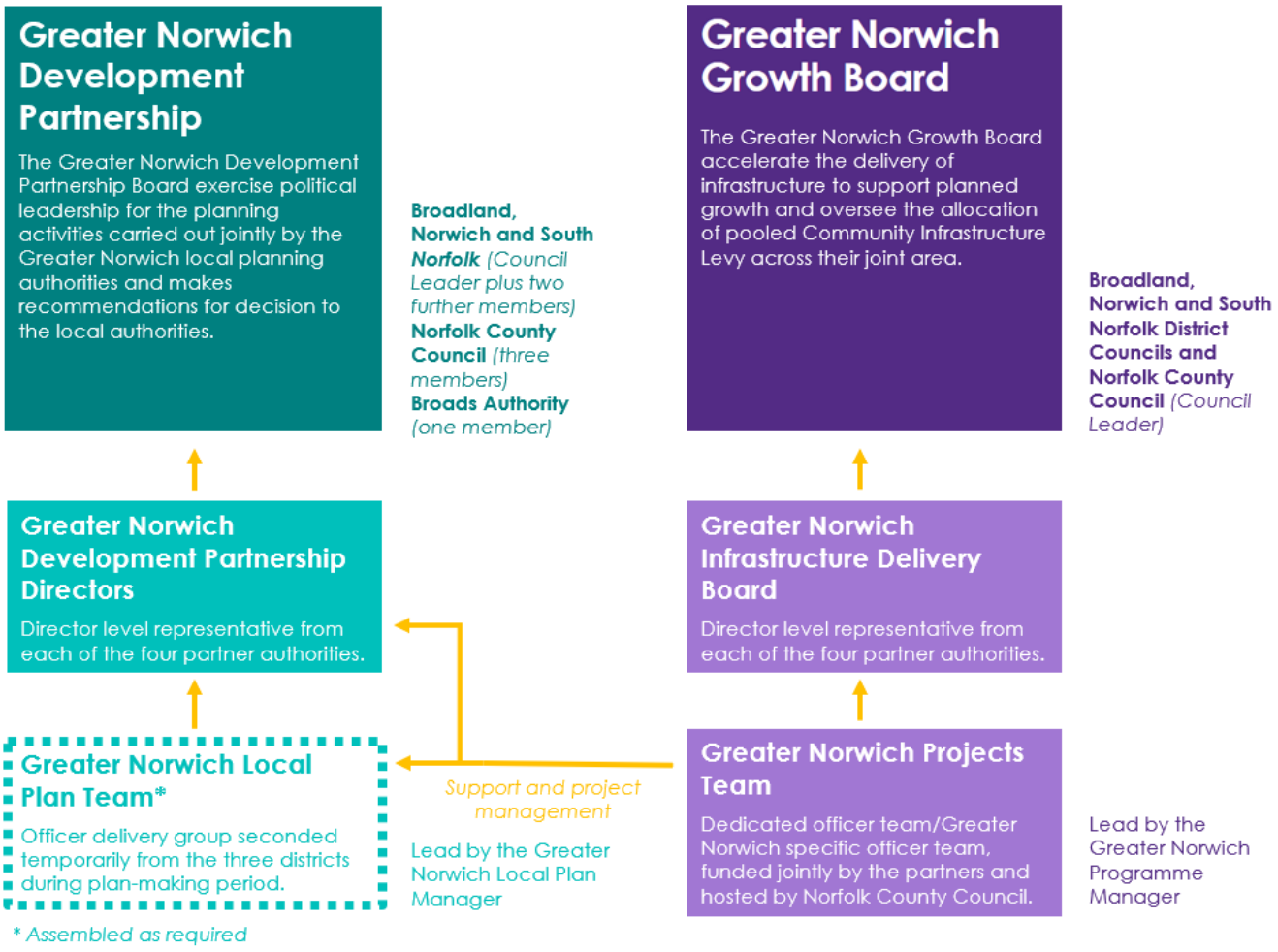
Preparing a single plan across three local planning authorities is an ambitious and unusually complex undertaking. The partnership has established joint arrangements to coordinate officer work, manage dependencies and risks, and secure timely decisions across the councils. These arrangements build on an established record of joint plan-making in Greater Norwich and will be kept under review as the plan progresses.

The Greater Norwich Development Partnership oversees programme delivery and coordinates the joint work of the partner authorities. Officer groups develop and quality-assure material, directors provide strategic oversight, and member arrangements support political engagement and formal decision-making. The accompanying governance diagram shows how these groups relate to one another and how material moves through review and sign-off. This description will be checked against the final legal advice before publication.

The Greater Norwich Development Partnership (GNDP) is the joint partnership responsible for preparing and overseeing the Greater Norwich Local Plan (GNLP). The Greater Norwich Growth Board (GNGB) is a separate but complementary partnership that oversees investment in the infrastructure needed to support the growth identified in the GNLP, including through pooled Community Infrastructure Levy funding. Together, the GNDP plans for growth through the local plan, while the GNGB helps deliver the infrastructure required to make that growth sustainable and achievable.

The **Communications Strategy** also identifies shared roles, responsibilities and sign-off arrangements for public information.

We will continue to review governance and sign-off arrangements so that coordinated decisions can be made efficiently within the statutory timetable.



Further information about the Greater Norwich Development Partnership: Here

We have planned how we will consult on the plan

The GNLP 2045 will affect people who live, work in or visit Greater Norwich. We therefore began planning engagement early and prepared both an overarching **Communications Strategy** and a proposed engagement strategy. These set out the purpose of engagement, the audiences we need to reach, the methods we may use and how we will review effectiveness. The Communications Strategy is a living document, structured around the stages of plan preparation, and includes objectives, audiences, engagement methods, responsibilities, evaluation and key tasks. Information governance, data protection and equalities considerations are included within the approach.

Our Regulation 20 Scoping Consultation was the first formal consultation on the GNLP 2045. It was open from 17 August 2026 to 28 September 2026. Although primarily a technical consultation aimed at general and specific consultation bodies and other key stakeholders, anyone with an interest in Greater Norwich could respond.

The consultation had two main parts:

- Part A asked what the GNLP 2045 should include. It covered the emerging vision and objectives (including SWOT analysis), the broad structure of the plan, the growth strategy and settlement hierarchy, locally specific policy issues and the evidence needed to support the plan.
- Part B asked how people and organisations want to be engaged as the plan is prepared. It sought views on the purpose, audiences and methods proposed for engagement at each statutory consultation stage, including ways to support groups who may face barriers to taking part.

The consultation was supported by topic papers on housing, the economy, infrastructure, the environment and the settlement hierarchy. Climate change was treated as a theme running through the topic papers and the consultation. The material also included an "At a glance" summary, glossary, list of consultation questions and information about the timetable and local housing need.

No proposed site allocations were included at this stage. Call for Sites processes ran from 9 February to 23 March 2026 and again from 15 June to 13 July 2026 asking for the submission of sites potentially suitable for development.

We are using a digital-first approach. The consultation was hosted on a dedicated online engagement platform and is signposted from the GNLP 2045 website and partner council webpages. To date, planned communication included targeted emails, member and officer updates, town and parish council and neighbourhood plan contacts, statutory and technical consultees, press and social media activity. Hard copy consultation material was made available at Norwich City Council (City Hall) and Broadland and South Norfolk (the Horizon Centre).

We have developed a dedicated GNLP 2045 website and consultation platform, public-facing wording for partner council webpages, stakeholder email material and a coordinated communications approach. Branding work includes templates and themed icons intended to help people navigate consultation topics.

We recognise that digital participation will not work for everyone. Responses could also be made by email or post, and support was available by email or telephone. Consultation material was also available in alternative formats upon request. Our Regulation 20 engagement strategy commits to clear, accessible and plain-English material, a glossary, accessible content across devices, clear response instructions and summaries of consultation responses.

Before the Scoping Consultation, we undertook early engagement with elected members, developers and agents, business organisations, infrastructure providers, environmental bodies, transport organisations, health and education services and other stakeholders. This work helped raise awareness, build collaborative working relationships, and informed early work on the plan, evidence and consultation material. This engagement will continue as the Plan progresses.

The stakeholder engagement record brings together early contact and communication activity including, but not limited to, member workshops, developer and business engagement and meetings with infrastructure and environmental organisations. We will continue maintaining this record and evaluating engagement so that later consultation stages can build on what works and address identified gaps.

Further formal consultation will take place at Regulation 23, when views will be sought on proposed plan content, evidence and options, and at Regulation 27 on the proposed local plan. The detailed approach will be confirmed as preparation progresses. It is expected to combine online consultation with targeted emails, council and parish communications, stakeholder engagement, accessible documents, social media and non-digital response routes.

Responses to the Scoping Consultation have been logged and are being analysed, with the consultation summary to be published in early 2027. The published summary will report the number and broad types of responses, the main themes raised, any identified barriers to participation and how the feedback has informed the plan scope, evidence programme and engagement approach. The engagement strategy will then be updated to reflect the findings and republished before the next formal consultation stage.

Early analysis of the Scoping Consultation shows:

- Total number of respondents – 100
- Total number of individual comments – 637
- Responses received from all the main consultees, including;
    - Natural England
    - National Highways
    - Historic England
    - Environment Agency
    - NHS
    - Utilities providers.

View the scoping consultation Here

We have begun scoping the content of the plan

We have begun identifying the anticipated structure and content of the GNLP 2045. Early work has drawn on the adopted GNLP, monitoring information, baseline data, national policy and legislation, topic papers and engagement with members and stakeholders.

The Plan is expected to include a growth strategy and settlement hierarchy, site allocations and locally specific policies. The Scoping Consultation sought early views on:

- the strengths, weaknesses, opportunities and threats that should inform the vision and objectives;
- the broad structure of the plan and potential approaches to updating the growth strategy and settlement hierarchy;
- local policy coverage for housing, the economy, infrastructure and the environment; and
- the evidence studies needed to support the strategy, site allocations and policies.

The topic papers summarise the existing policy context, new and emerging national changes, changing local circumstances and key issues for plan preparation. They have informed the consultation questions and will be updated as plan-making progresses.

The evidence programme covers housing need and supply, employment and economic growth, infrastructure, transport, water and flooding, climate

change, biodiversity and nature recovery, heritage and landscape, viability and site assessment. It combines commissioned studies with evidence and supporting documents produced internally. A number of the studies will be commissioned with other local planning authorities (LPAs) in the county. Commissioning evidence studies jointly with other Norfolk LPAs enables the

Greater Norwich Local Plan to share costs, reduce duplication, address cross-boundary issues consistently and benefit from a wider pool of expertise, resulting in a more efficient and robust evidence base for plan-making.

We are also progressing evidence procurement, information governance and data-sharing arrangements, accessible document production, programme budgeting and the digital systems needed to support consultation and plan preparation. A number of internally produced evidence documents are also being progressed to support the development of the Plan.

Digital tools support this work, including the Urban Intelligence platform for spatial analysis and plan preparation, the online consultation platform and digital systems for managing consultation responses and evidence. Further work will include sector analysis and strategy development, including a potential updated Towards a Strategy document, alongside new-settlement and strategic planning support from Prior + Partners. Relevant smaller digital process improvements will be added once the current list has been confirmed.

View the topic papers and evidence information: Here

Preparing the Strategic Environmental Assessment

A Strategic Environmental Assessment will identify, describe and evaluate the likely significant environmental effects of implementing the local plan and reasonable alternatives. It will help environmental considerations inform the plan from the outset and identify ways to prevent, reduce or offset significant adverse effects.

Environmental matters were also reflected in the Regulation 20 topic papers and consultation questions, including on matters such as protected habitat sites, water resources and water efficiency, flood risk, nature recovery, green and blue infrastructure, landscape, heritage and design.

A Strategic Environmental Assessment is required for the local plan. The SEA may incorporate wider sustainability themes where appropriate, while social

and economic matters will also be addressed through separate evidence and topic work. Procurement of specialist SEA support is at its final stage. This is subject to successful completion of the procurement process at the end of October 2026.

Alongside the procurement process, officers have begun initial work in-house, including relevant tasks identified through the SEA readiness checker. This early work is helping to establish a sound foundation for the commissioned SEA and to maintain progress.

Following contract award, the appointed specialist will build on this preparatory work to develop the SEA scoping report. The report will be consulted on with the statutory environmental bodies, Natural England, the Environment Agency and Historic England, before the Regulation 23 consultation, so that environmental considerations continue to inform preparation of the Greater Norwich Local Plan 2045 from an early stage.

Document development and quality assurance

A clear version history is maintained for this self-assessment and its supporting templates, recording the date, version number and a short summary of material changes. SharePoint version history and the project record provide an audit trail of how the document has developed, the evidence considered and the reasons for substantive amendments.

How to stay up to date

Updates, forthcoming consultations, evidence and background documents will be published on the Greater Norwich Local Plan 2045 website.

Visit the Greater Norwich Local Plan website, including the current adopted Local Plan and the Greater Norwich Local Plan 2045: HERE

For further information or support with participation, email GNLP@norfolk.gov.uk or telephone 01603 306603. Postal responses may be sent to: The Greater Norwich Local Plan 2045 Team (Floor 5), County Hall, Martineau Lane, Norwich, NR1 2DH.