



Statement of Reasons relating to applications by the Cathedral Magdalen and St Augustine's (CMSA) neighbourhood group for the designation of a neighbourhood area and neighbourhood forum.

As required by the neighbourhood planning regulations, this statement of reasons is issued by Norwich City Council and the Broads Authority, following resolutions of Norwich City Council's Cabinet on 13 June 2018 and the Broads Authority's Planning Committee on 22 June.

Neighbourhood area application

The application for designation of the Cathedral, Magdalen and St Augustine's neighbourhood area is refused by both Norwich City Council and the Broads Authority for the following reasons:

- 1) The area proposed is of a size and strategic influence that makes it inappropriate for neighbourhood planning. It covers approximately 50% of Norwich City Centre which is a key economic driver for the City and sub-region. Development of a neighbourhood plan for this area could lead to a disjointed approach to delivery of city centre planning policy that could frustrate the objectives of the Joint Core Strategy for Broadland Norwich and South Norfolk, and Norwich's local plan;
- 2) It is a very disparate area encompassing a number of different neighbourhoods within the city centre with very different physical, economic and social characteristics and relatively weak connections between them. The differences are particularly stark between the area north and south of the River Wensum which are also physically separated by the river. It is considered unlikely that a neighbourhood plan would be relevant to each part of the area and capable of addressing needs;
- 3) Having a separate neighbourhood plan covering the stretch of the River Wensum from Foundry Bridge until a point north of St Crispin's Road may undermine implementation of the River Wensum Strategy;
- 4) At a local level some of the boundaries proposed are considered to be illogical, in particular having a southern boundary running down the middle of Prince of Wales Road may create difficulties in implementing consistent policies toward late night economic activities consistently.

Neighbourhood forum application

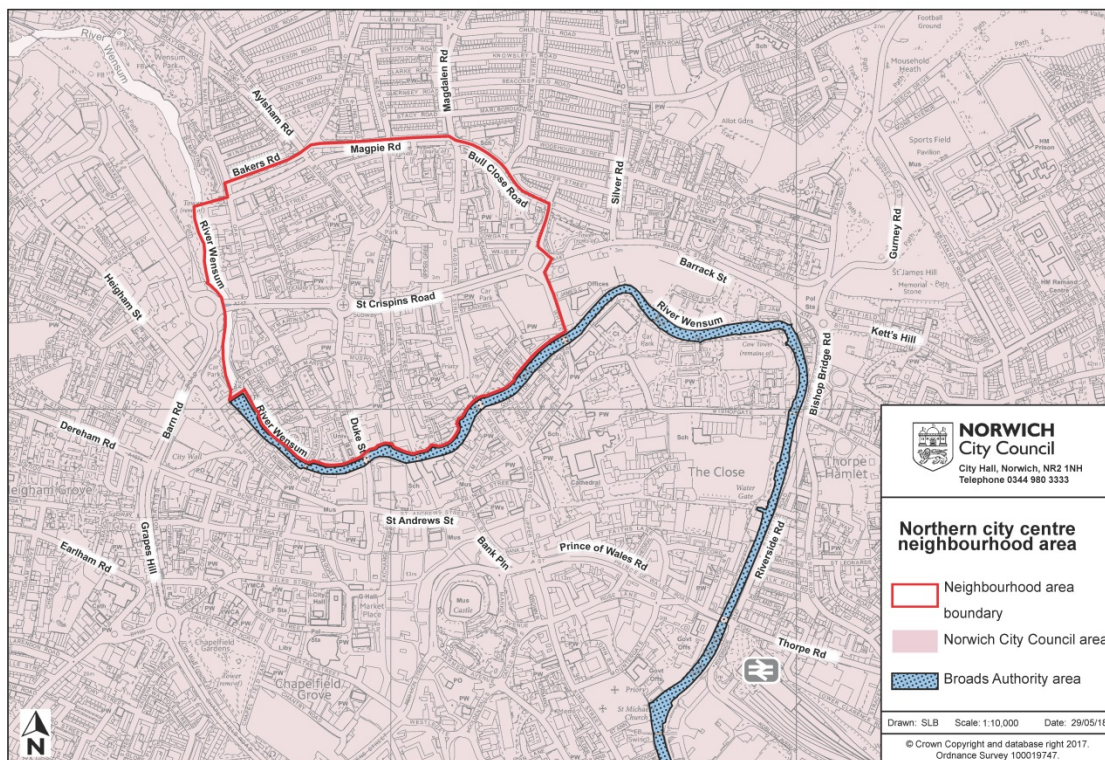
The application for designation of the Cathedral, Magdalen and St Augustine's neighbourhood forum as an appropriate body for neighbourhood planning is refused by both Norwich City Council and the Broads Authority for the following reason:

- 1) That the membership of the proposed body at the time of submission is not representative of the proposed neighbourhood area¹.

Designation of an alternative neighbourhood area

The northern city centre area (shown below) is designated by Norwich City Council as a neighbourhood area for the following reasons:

- 1) The area is already established as an appropriate area for planning purposes;
- 2) The area is well-defined with the River Wensum as its southern boundary and follows the line of the historic city walls as the northern boundary for the most part.
- 3) A neighbourhood plan for this area can positively build on its significant regeneration potential.



Date of decision: 25 June 2018

Graham Nelson, Head of Planning Services, Norwich City Council

Cally Smith, Head of Planning, Broads Authority

¹ Based on membership information available in the public domain at the time of decision-making.