

**Joint Core Strategy for Broadland, Norwich and South Norfolk
Planning Inspectorate Support**

This document explains support offered by the Planning Inspectorate

1. Introduction

- 1.1 This paper sets out the opportunity offered to the Greater Norwich Partnership as part of the Government Office LDF – Planning Support Programme

2. What is offered

- 2.1 The Planning Inspectorate have offered their services as part of the Planning Inspectorate Support Programme to support the GNDP by providing a review of the process so far. The review will comprise the services of an experienced development plan inspector, possibly supported by a Planning Inspectorate planning officer. The support offered will focus on areas selected by the Partnership, it will consider the evidence base, the generation of convincing and appropriate strategies and delivery.
- 2.2 The Inspector will not be testing material in the way that is done at the DPD examination nor will the Inspector confirm that any work done is adequate or that any part of the DPD is sound. This would pre-judge matters that should be properly considered at the examination stage.
- 2.3 The Inspector will be looking to prompt us to think about matters and questions that appear at this stage to be potentially contentious or problematic.
- 2.4 The assistance given will be on a without prejudice basis and it will not provide a guarantee that the Joint Core Strategy will be found sound at the examination. The examination will obviously be held by an inspector who is not involved in providing the assistance

3. Reporting on the Findings

- 3.1 In order to carry out the review as quickly as possible the Inspector will provide a short bullet point summary of the main matters considered, not a long detailed report.

3.2 If members agree to this review the Inspector Laura Graham will visit on Tuesday 27th January 2009. The Inspector will carry out the work over 5 days. How these days are used will be agreed with the partnership e.g. it may be appropriate for the Inspector to come to the office for a day, perhaps then taking away material after an initial discussion for a desk based evaluation (over maybe 3 days) and then returning to the offices for a 1 day follow up.

5. **Action required**

5.1 Members are recommended to:

- Take up the offer from the Planning Inspectorate for a review of the Joint Core Strategy to take place in January 2008
- Agree to the timetable for the review to take place in parallel with the next stage of the Joint Core Strategy process.

10th December 2008

Joint Core Strategy for Broadland, Norwich and South Norfolk

Public comments on Regulation 25 growth locations received after the consultation period (4 August - 26 September)

	Number of comments
Broadland	3
Norwich	0
South Norfolk	65

Broadland

2 responses from the public raising concerns about the proposed eco-community development at Rackheath.

1 response from Barton Wilmore - amending the text presented as their response in the Summary of Responses document - The text will be amended to clarify that the response from Edward Keymer relates to land at Thorpe End (page 324 of the report on the website).

South Norfolk

65 responses from the public (including Mangreen Action Group) raising concerns about the proposed development at Mangreen/Swardeston/Mulbarton.

All responses have been logged by the Greater Norwich Development Partnership and received a standard letter informing them of the process of preparing the Joint Core Strategy.

All responses have been forwarded to each local authority planning office as part of the evidence base.

Options table as consulted on August 2008

Location	Option 1	Option 2	Option 3
Norwich	4,000	4,000	4,000
Broadland smaller sites	2,000	2,000	3,000
South Norfolk smaller sites	2,000	2,000	2,000
North East (Sprowston/Rackheath area)	6,000	6,000	6,000
South West (Hethersett/Little Melton area)	4,000	4,000	
South (Mangreen/Swardeston/Mulbarton/Swainsthorpe area)			4,500
Wymondham	4,000	2,000	2,000
West (Costessey/Easton area)	2,000	2,000	1,000
Long Stratton		2,000	1,500
TOTAL	24,000	24,000	24,000

Table copied from: Joint Core Strategy Technical Consultation - Regulation 25 dated August 2008

Proposed Option

Location	Option 2A
Norwich	3,000
Broadland smaller sites	2,000
South Norfolk smaller sites	1,800
North East (Sprowston/Rackheath area)	7,000
South West: Hethersett Cringleford)	1,000 1,200
South (Mangreen)	0 (2,000 additional allocation pre-2026)
Wymondham	2,200

Location	Option 2A
West (Costessey/Easton area)	1,000
Long Stratton	1,800
TOTAL	21,000

Statement from South Norfolk Council:-

In formulating this locational strategy, serious consideration has been given to the prospect of bringing forward proposals for a further new settlement. The GNDP is concerned about the potential impacts of continuing significant incremental growth in the longer term and a new exemplar large scale sustainable community is seen as the best way forward.

Evidence was submitted in the course of preparing this strategy in relation to such an exemplar community at Mangreen to the south of Norwich. Although there are some significant challenges to delivering high quality infrastructure, including public transport, and overcoming environmental impacts that need to be resolved, a new community at Mangreen might better fit the character and nature of the wider settlement pattern around Norwich than incremental growth elsewhere.

Therefore Mangreen is proposed as an additional allocation of 2,000 homes, over and above that required at present. The GNDP will commission the necessary studies to assess the infrastructure and environmental challenges above along with identifying the measures that would be needed to overcome them. This work will be completed in time to allow the development to commence post 2018 if it is proven to be feasible.