

**Progress of the Examination of the Sites Specifics
Development Plan Document and
The Inspector's Report on the Joint Core Strategy 'Repair' Examination**
Report by Planning Policy Officer

- Summary:** With regard to the Sites Specifics DPD:
- Matters and Issue questions received
 - Pre Hearing meeting held on 26 November 2013
 - Inspector taken around key sites on 26 and 27 November 2013
 - Hearing dates set are 12 and 13 February 2014(mornings)
- With regard to the Joint Core Strategy:
- Following the examination in summer, the Inspector's report has been released
 - Report concludes that if some Main Modifications are made, the JCS is sound

Recommendation: That the contents of the report are noted.

1 The progress of the examination of the Sites Specifics Development Plan Document

- 1.1 The Sites Specifics DPD was submitted to the Planning Inspectorate on 27 September 2013. There were four remaining unresolved 'unsound' representations; that is to say that the Broads Authority did not agree with the comments made by the representors and continued to submit the Sites Specifics DPD as the Authority considered it to be 'sound'.
- 1.2 Elizabeth Ord has been appointed as the Planning Inspector for the Broads Authority Sites Specifics. Ms Ord has issued 'Matters and Issues' which are effectively a set of questions on certain matters which she would like further clarity on. Officers are composing the response to these matters, with the deadline being midday on 22 January 2014. These questions cover a range of topics ranging from residential moorings to the economy of the Broads. The Matters are available on the website at <http://www.broads-authority.gov.uk/planning/future-planning-and-policies/site-specific-policies-dpd.html>
- 1.3 On 26 November 2013, the Pre-Hearing meeting was held at Yare House, between the Inspector, Broads Authority officers and any interested parties. The aim of the meeting was to explain the process, including her role. One member of public attended the meeting.

- 1.4 On the afternoon of 26 November and during the day of 27 November, the Inspector undertook site visits to Brundall and Thorpe St Andrew and to sites in the Northern Broads at Somerton, Thurne and Potter Heigham. The Inspector was accompanied by Broads Authority officers, who had not been involved directly in the production of the Sites Specifics DPD and, who acted as guides. Further site visits may be undertaken in February 2014. The aim of the site visits is to enable the Inspector to see the issues raised on site and also give any interested parties the opportunity to meet the Inspector on site and clarify matters.
- 1.5 The hearings will take place on the mornings of Wednesday 12 February and Thursday 13 February 2014, with the potential to use the afternoons required. Friday 14 February is reserved in case the hearings overrun. The DRAFT Hearing Sessions Programme is given below.

Tuesday 12 February (AM)	Wednesday 13 February (AM)
Matter 1: Duty to Cooperate	Matter 10: The Broads Economy
Matter 2: Legal and Procedural Requirements	Matter 8: Development Boundaries
Matter 3: Overview of Soundness	Matter 5: Housing
Matter 4: Implementation and Monitoring	Matter 7: Residential Moorings
Matter 6: Gypsy and Traveller Sites	Matter 11: West Somerton.
Matter 9: Open Space	
Matter 12: Thorpe Island	

- 1.6 Between now and 22 January 2014, officers will be drafting and finalising responses to the questions the Inspector has raised. Officers will also contact any representors whose comments have been deemed as unresolved soundness representations to discuss the issue and perhaps produce Statements of Common Ground – setting out the issues on which the parties agree or disagree to assist the Inspector.

2 The Inspector's report on the Joint Core Strategy 'repair' Examination.

- 2.1 The Plan has been produced to address the Judgment and Court Order made by Mr Justice Ouseley in the High Court on 24 February 2012 and 25 April 2012 respectively in the case of Heard v Broadland District Council, South Norfolk District Council and Norwich City Council. He ordered that those parts of the Joint Core Strategy (the JCS), adopted in March 2011, involving the Broadland part of the Norwich Policy Area (the NPA), including the North East Growth Triangle (the NEGTT) with a total of 9,000 proposed dwellings and 25 hectares of employment land, should be remitted for further consideration, and that a new Sustainability Appraisal (SA) for that part of Broadland in the NPA and the reasonable alternatives to it should be prepared.
- 2.2 The examination in public was held over the summer 2013, adjourned, and then recommenced later in the summer. Members will recall a focused consultation in September 2013 on some main modifications to the Joint Core Strategy.

- 2.3 The Planning Inspector has now completed his assessment of the Joint Core Strategy and released his report. This can be found here:
<http://www.gndp.org.uk/content/wp-content/uploads/downloads/2013/11/Final-Greater-Norwich-Report.pdf>
- 2.4 The Inspector has concluded that if main modifications are made, the Joint Core Strategy is sound and the Councils can adopt it. The main modifications can be summarised as follows:
- (a) Clarification of the amount of development that can be permitted before the Northern Distributor Road is constructed and/or without the improvements planned for the Postwick Hub junction;
 - (b) Including the national “model” policy confirming the presumption in favour of sustainable development;
 - (c) Including a new flexibility policy to ensure the delivery of housing land in the Broadland part of the Norwich Policy Area in the event of a significant shortfall;
 - (d) Revising the Appendix 6 Housing Trajectory to accord with up-to-date figures and to explain how the tables and charts should be read;
 - (e) Updating and clarification of the Appendix 7 Implementation Framework, adding a separate section for the infrastructure required for this Plan; and
 - (f) Additional indicators for the Appendix 8 Monitoring Framework to ensure that it is effective.
- 2.5 It is expected that the constituent Councils will adopt the Joint Core Strategy in January 2014..

Background papers: None

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Appendices: None