

Planning Committee

24 May 2024

Agenda item number 13

Five year review of the 2019 Local Plan

Report by Planning Policy Officer

Summary

The December 2023 NPPF says at paragraph 33: Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. A PAS template has been used to assess the current adopted 2019 Local Plan. The review concludes that the policies in the Local Plan are adequate and relevant and that the Local Plan is not being reviewed because there are issues with policies.

Recommendation

That Members endorse the Five Year review of the 2019 Local Plan.

1. Introduction

- 1.1. The [December 2023 NPPF](#) says at paragraph 33: “Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.”
- 1.2. Members will be aware that the Authority is reviewing its Local Plan; the eight week consultation on the Preferred Options version is underway and closes on 17 May 2024. Members will also be aware that we are undertaking the review because we commit to this in the adopted 2019 Local Plan, which was produced and examined under the 2012 NPPF, rather than because of any issues with that Local Plan or its policies.
- 1.3. The Planning Advisory Service have produced a template for Local Planning Authorities to use to review their Local Plan. This has been completed and can be found at Appendix 1.

2. Summary of the review

The key messages from the review are:

- 2.1. The changes to the NPPF since the 2012 version still protect the Broads. Despite the updates to the NPPF, the policies in the adopted 2019 Local Plan for the Broads still reflect national planning policy requirements.
- 2.2. Due to the capacity issues at Horning Knackers Wood Water Recycling Centre, no development that increases load within that catchment can come forward. This means that the development boundary for Horning is currently in effect 'suspended' and the allocation for residential moorings in Horning cannot come forward. Members will be aware of this situation as the [Joint Position Statement](#) was updated in August 2023. This does not mean that other policies in the Local Plan are not adequate.
- 2.3. Following attempts to identify a suitable organisation and methodology to assess safety by the water plans, it was found that this policy is not deliverable. That being said, there is other legislation in place to ensure that adequate safety measures are provided in schemes. This does not mean that other policies in the Local Plan are not adequate.
- 2.4. The housing number planned for in the new Local Plan (368 dwellings) is more than that planned for in the current adopted 2019 Local Plan (286 dwellings). It is not the case that the adopted 2019 Local Plan can be considered out of date as a consequence of the new figure being 82 dwellings higher than the previous figure, because the new figure results from new evidence commissioned for the review of the Local Plan. That is to say - the review prompted the housing figure to be calculated, rather than a new housing figure prompting a review.
- 2.5. Any allowed appeals do not indicate issues with the adopted 2019 Local Plan.

3. Conclusion

- 3.1. The review therefore concludes that the policies in the Local Plan are adequate and relevant and that the Local Plan is not being reviewed because there are issues with policies.

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Date of report: 09 May 2024

Appendix 1 – [Five Year Review of the Local Plan for the Broads – completed PAS template.](#)

PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 1: LOCAL PLAN REVIEW ASSESSMENT

Why you should use this part of the toolkit

The following matrix will assist you in undertaking a review of policies within your plan to assess whether they need updating.

The matrix is intended to supplement the [National Planning Policy Framework](#) (NPPF) (paragraph 33 in particular) and the associated [National Planning Practice Guidance](#) on the review of policies within the plan. Completing the matrix will help you understand which policies may be out of date for the purposes of decision making or where circumstances may have changed and whether or not the policy / policies in the plan continue to be effective in addressing the specific local issues that are identified the plan. This in turn will then help you to focus on whether and to what extent, an update of your policies is required. We would recommend that you undertake this assessment even if your adopted local plan already contains a trigger for review which has already resulted in you knowing that it needs to be updated. This is because there may be other policies within the plan which should be, or would benefit from, being updated.

This part of the toolkit deals only with local plan review. Part 2 of the toolkit sets out the content requirements for a local plan as set out in the NPPF. Part 3 of the toolkit outlines the process requirements for plan preparation set out in legislation and the NPPF. Soundness and Plan Quality issues are dealt with in Part 4 of the toolkit.

How to use this part of the toolkit

Before using this assessment tool it is important that you first consider your existing plan against the key requirements for the content of local plans which are included in the [Planning and Compulsory Purchase Act 2004 \(as amended\)](#); [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#) and the most up to date [NPPF](#), [PPG](#), Written Ministerial Statements and the [National Model Design Code](#). To help you with this **Part 2 of the toolkit** provides a checklist which sets out the principal requirements for the content and form of local plans against the relevant paragraphs of the [NPPF](#). Completing **Part 2 of the toolkit** will help you determine the extent to which your current plan does or does not accord with relevant key requirements in national policy. This will assist you in completing question 1 in the assessment matrix provided below, and in deciding whether or not you need to update policies in your plan, and to what extent.

To use the matrix, consider each of the statements listed in the “requirements to consider” column against the content of your current plan. You will need to take into consideration policies in all development plan documents that make up your development plan, including any ‘made’ neighbourhood plans and/ or any adopted or emerging Strategic Development Strategy. For each statement decide whether you:

- Disagree (on the basis that your plan does not meet the requirement at all);
- Agree (on the basis that you are confident that your current plan will meet the requirement)

Some prompts are included to help you think through the issues and support your assessment. You may wish to add to these reflecting on your own context.

Complete all sections of the matrix as objectively and fully as possible. Provide justification for your conclusions with reference to relevant sources of evidence where appropriate. You will need an up to date Authority Monitoring Report, your latest Housing Delivery Test results, 5 year housing land supply position, any local design guides or codes and the latest standard methodology housing needs information. You may also need to rely on or update other sources of evidence but take a proportionate approach to this. It should be noted that any decision not to update any policies in your local plan will need to be clearly evidenced and justified.

How to use the results of this part of the toolkit

The completed assessment can also be used as the basis for, or as evidence to support, any formal decision of the council in accordance with its constitution or in the case of, for example, Joint Planning Committees, the relevant Terms of Reference in relation to the approach to formal decision-making, as to why an update to the local plan is or is not being pursued. This accords with national guidance and supports the principle of openness and transparency of decision making by public bodies.

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A	PLAN REVIEW FACTORS		
A1.	<p>The plan policies still reflect current national planning policy requirements.</p> <p>PROMPT: As set out above in the introductory text, in providing your answer to this statement consider if the policies in your plan still meet the 'content' requirements of the current NPPF, PPG, Written Ministerial Statements and the National Model Design Code (completing Part 2 of the toolkit will help you determine the extent to which the policies in your plan accord with relevant key requirements in national policy).</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence):</p> <p>The changes to the NPPF since the 2012 version still protect the Broads. Despite the updates to the NPPF, the policies in the adopted 2019 Local Plan for the Broads still reflect national planning policy requirements.</p> <p>The NPPG flood risk section has been updated in 2022. We undertook a review of the changes against our adopted Flood Risk SPD and produced an addendum that can be found here. The flood risk policies in the adopted 2019 Local Plan reflect national planning policy requirements.</p>
A2.	<p>There has not been a <u>significant</u> change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).</p> <p>PROMPT: Look at whether your local housing need figure, using the standard methodology as a starting point, has gone up significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan).</p> <p>Consider whether your local housing need figure has gone down significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan). You will need to consider if there is robust evidence to demonstrate that your current housing requirement is deliverable in terms of market capacity or if it supports, for example, growth strategies such as Housing Deals, new strategic infrastructure investment or formal agreements to meet unmet need from neighbouring authority areas.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The adopted 2019 Local Plan housing need is 286 dwellings. This was derived through the Central Norfolk Strategic Housing Market Assessment. Since the adoption of the Local Plan, the Government now provide the housing need figure for most Local Planning Authorities, but not for protected landscapes like the Broads.</p> <p>A new housing figure has been identified for the review of the Local Plan. Again, derived locally, the housing need is 368 dwellings. This is around 80 more than the 2019 Local Plan. This figure was produced for the Local Plan review.</p> <p>It does not follow that just because we commissioned evidence to give us a housing number for the review of the Local Plan, and as that amount is around 80 more dwellings than the adopted 2019 Local Plan, that the adopted 2019 Local Plan is out of date. The new evidence was commissioned as we have started a review of the Local Plan. That is to say that the review prompted the housing figure to be calculated, rather than a new housing figure prompting a</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
			<p>review.</p> <p>It is also important to note that our housing need is part of our six districts' housing need and not additional to.</p> <p>In terms of residential moorings, the adopted 2019 Local Plan need was 63 and the evidence for the new Local Plan is 48 residential moorings.</p>
A3.	<p>You have a 5-year supply of housing land</p> <p>PROMPT: Review your 5-year housing land supply in accordance with national guidance including planning practice guidance and the Housing Delivery Test measurement rule book</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>We review the five year land supply each year. This can be found in our monitoring reports:</p> <ul style="list-style-type: none"> • Annual Monitoring Report 2022/23 • Annual Monitoring Report 2021/22 • Annual Monitoring Report 2020/21 • Annual Monitoring Report 2019/20 <p>Generally, we do have a five year land supply. If we do not, it is important to note that the presumption in favour of sustainable development does not apply to the Broads.</p>
A4.	<p>You are meeting housing delivery targets</p> <p>PROMPT: Use the results of your most recent Housing Delivery Test, and if possible, try and forecast the outcome of future Housing Delivery Test findings. Consider whether these have/are likely to trigger the requirement for the development of an action plan or trigger the presumption in favour of sustainable development. Consider the reasons for this and whether you need to review the site allocations that your plan is reliant upon. In doing so you need to make a judgement as to whether updating your local plan will support delivery or whether there are other actions needed which are not dependent on changes to the local plan.</p>	Not relevant	The Housing Delivery Test does not apply to the Broads.

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A5.	<p>Your plan policies are on track to deliver other plan objectives including any (i) affordable housing targets including requirements for First Homes; and (ii) commercial floorspace/jobs targets over the remaining plan period.</p> <p>PROMPT: Use (or update) your Authority Monitoring Report to assess delivery.</p>	Not relevant	<p>Housing schemes in the Broads rarely meet the thresholds for affordable housing, whether it is off-site contributions for 6-9 dwellings or on site for schemes of ten dwellings or more. This is because of the constrained nature of the Broads.</p> <p>There are no employment targets in the Broads.</p>
A6.	<p>There have been no significant changes in economic conditions which could challenge the delivery of the Plan, including the policy requirements within it.</p> <p>PROMPT: A key employer has shut down or relocated out of the area.</p> <p>Unforeseen events (for example the Covid-19 Pandemic) are impacting upon the delivery of the plan.</p> <p>Up-to-date evidence suggests that jobs growth is likely to be significantly more or less than is currently being planned for.</p> <p>Consider if there is any evidence suggesting that large employment allocations will no longer be required or are no longer likely to be delivered.</p> <p>You will need to consider whether such events impact on assumptions in your adopted local plan which have led to a higher housing requirement than your local housing need assessment indicates.</p> <p>Consider what the consequences could be for your local plan objectives such as the balance of in and out commuting and the resultant impact on proposed transport infrastructure provision (both capacity and viability), air quality or climate change considerations.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>No change in economic conditions.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A7.	<p>There have been no significant changes affecting viability of planned development.</p> <p>PROMPT: You may wish to look at the Building Cost Information Service (BCIS) All-in Tender Price Index, used for the indexation of Community Infrastructure Levy (CIL), or other relevant indices to get a sense of market changes.</p> <p>Consider evidence from recent planning decisions and appeal decisions to determine whether planning policy requirements, including affordable housing, are generally deliverable.</p> <p>Ongoing consultation and engagement with the development industry may highlight any significant challenges to delivery arising from changes in the economic climate.</p>	-	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Mitigating for nutrient enrichment and recreation impacts as well as providing BNG could impact on viability of schemes. Although the RAMS tariff is £200 to £350 depending on where a scheme is located. With regards to Nutrient Neutrality and BNG, these are issues that other LPAs in the country are facing. These issues do not affect the relevance of adopted 2019 Local Plan policies.</p>
A8.	<p>Key site allocations are delivering, or on course to deliver, in accordance the local plan policies meaning that the delivery of the spatial strategy is not at risk.</p> <p>PROMPT: Identify which sites are central to the delivery of your spatial strategy. Consider if there is evidence to suggest that lack of progress on these sites (individually or collectively) may prejudice the delivery of housing numbers, key infrastructure or other spatial priorities. Sites may be deemed to be key by virtue of their scale, location or type in addition to the role that may have in delivering any associated infrastructure.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Stokesby – site has permission and is being built Thurne – site has permission Pegasus – site has permission Utilities Site – set for delivery later in plan period and SPD is being produced.</p> <p>No residential moorings on sites allocated have come forward to date as yet.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A9.	<p>There have been no significant changes to the local environmental or heritage context which have implications for the local plan approach or policies.</p> <p>PROMPT: You may wish to review the indicators or monitoring associated with your Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA).</p> <p>Identify if there have been any changes in Flood Risk Zones, including as a result of assessing the effects of climate change.</p> <p>Consider whether there have been any changes in air quality which has resulted in the designation of an Air Quality Management Area(s) or which would could result in a likely significant effect on a European designated site which could impact on the ability to deliver housing or employment allocations.</p> <p>Consider whether there have been any changes to Zones of Influence / Impact Risk Zones for European sites and Sites of Special Scientific Interest or new issues in relation to, for example, water quality.</p> <p>Consider whether there have been any new environmental or heritage designations which could impact on the delivery of housing or employment / jobs requirements / targets.</p> <p>Consider any relevant concerns being raised by statutory consultees in your area in relation to the determination of individual planning applications or planning appeals which may impact upon your plan - either now or in the future.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Mitigating for nutrient enrichment and recreation impacts as well as providing BNG could impact on viability of schemes. Although the RAMS tariff is £200 to £350 depending on where a scheme is located. With regards to Nutrient Neutrality and BNG, these are issues that other LPAs in the country are facing. These issues do not affect the relevance of adopted 2019 Local Plan policies.</p> <p>In terms of flood risk, the 2017 SFRA used a precautionary approach in relation to areas where there is no modelled flood risk and this is still relevant. The Broadland Futures Initiative is set to provide up to date flood risk modelling. This does not affect the relevance of adopted 2019 Local Plan policies.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A10.	<p>No new sites have become available since the finalisation of the adopted local plan which require the spatial strategy to be re-evaluated.</p> <p>PROMPT:</p> <p>Consider if there have been any new sites that have become available, particularly those within public ownership which, if they were to come forward for development, could have an impact on the spatial strategy or could result in loss of employment and would have a significant effect on the quality of place if no new use were found for them.</p> <p>Consider whether any sites which have now become available within your area or neighbouring areas could contribute towards meeting any previously identified unmet needs.</p>	-	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Some new residential mooring sites have been put forward as part of the call for sites for the Local Plan review. But this does not affect the relevance of adopted 2019 Local Plan policies.</p>
A11.	<p>Key planned infrastructure projects critical to plan delivery are on track and have not stalled / failed and there are no new major infrastructure programmes with implications for the growth / spatial strategy set out in the plan.</p> <p>PROMPT:</p> <p>You may wish to review your Infrastructure Delivery Plan / Infrastructure Funding Statement, along with any periodic updates, the Capital and Investment programmes of your authority or infrastructure delivery partners and any other tool used to monitor and prioritise the need and delivery of infrastructure to support development.</p> <p>Check if there have been any delays in the delivery of critical infrastructure as a result of other processes such as for the Compulsory Purchase of necessary land.</p> <p>Identify whether any funding announcements or decisions have been made which materially impact upon the delivery of key planned infrastructure, and if so, will this impact upon the delivery of the Local Plan.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>No such projects were identified as being a requirement to help deliver the adopted 2019 Local Plan.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A12.	<p>All policies in the plan are achievable and effective including for the purpose of decision-making.</p> <p>PROMPT: Consider if these are strategic policies or those, such as Development Management policies, which do not necessarily go to the heart of delivering the Plan’s strategy.</p> <p>Identify if there has been a significant increase in appeals that have been allowed and /or appeals related to a specific policy area that suggest a policy or policies should be reviewed.</p> <p>Consider whether there has been feedback from Development Management colleagues, members of the planning committee, or applicants that policies cannot be effectively applied and / or understood.</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The allocation for residential moorings in Horning and the Horning development boundary are not relevant. This is because of the capacity issue of Horning Knackers Wood Water Recycling Centre. This is set out in a joint position statement with North Norfolk and the EA. In the review of the Local plan, these policies are to be removed. This does not affect the relevance of other adopted 2019 Local Plan policies.</p> <p>Any allowed Appeals do not indicate issues with the adopted 2019 Local Plan.</p> <p>The safety by the water policy cannot be delivered due to issues regarding assessing plans. There is other legislation in place to ensure safety by the water is addressed. This does not affect the relevance of other adopted 2019 Local Plan policies.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A13.	<p>There are no recent or forthcoming changes to another authority's development plan or planning context which would have a material impact on your plan / planning context for the area covered by your local plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review emerging and adopted neighbouring authority development plans and their planning context. ● Review any emerging and adopted higher level strategic plans including, where relevant, mayoral/ combined authority Spatial Development Strategies e.g. The London Plan. ● Review any relevant neighbourhood plans ● Consider whether any of the matters highlighted in statements A1- A12 for their plan may impact on your plan - discuss this with the relevant authorities. ● Consider any key topic areas or requests that have arisen through Duty to Cooperate or strategic planning discussions with your neighbours or stakeholders - particularly relating to meeting future development and /or infrastructure needs. 	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>None identified.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A14.	<p>There are no local political changes or a revised / new corporate strategy which would require a change to the approach set out in the current plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review any manifesto commitments and review the corporate and business plan. ● Engage with your senior management team and undertake appropriate engagement with senior politicians in your authority. ● Consider other plans or strategies being produced across the Council or by partners which may impact on the appropriateness of your current plan and the strategy that underpins it, for instance, Growth Deals, economic growth plans, local industrial strategies produced by the Local Economic Partnership, housing/ regeneration strategies and so on. 	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>None identified.</p>

	ASSESSING WHETHER OR NOT TO UPDATE YOUR PLAN POLICIES	YES/NO (please indicate below)	
A15.	You AGREE with <u>all</u> of the statements above	No	<p>If no go to question A16.</p> <p>If yes, you have come to the end of the assessment. However, you must be confident that you are able to demonstrate and fully justify that your existing plan policies / planning position clearly meets the requirements in the statements above and that you have evidence to support your position.</p> <p>Based on the answers you have given above please provide clear explanation and justification in section A17 below of why you have concluded that an update is not necessary including references to evidence or data sources that you have referenced above. Remember you are required to publish the decision not to update your local plan policies. In reaching the conclusion that an update is not necessary the explanation and justification for your decision must be clear, intelligible and able to withstand scrutiny.</p>
A16.	You DISAGREE with one or more of the statements above and the issue can be addressed by an update of local plan policies	Yes	<p>If yes, based on the above provide a summary of the key reasons <u>why</u> an update to plan policies is necessary in section A17 below and complete Section B below.</p>
A17.	<p><u>Decision:</u> Update plan policies / No need to update plan policies (delete as necessary)</p> <p>Reasons for decision on whether or not to update plan policies (clear evidence and justification will be required where a decision not to update has been reached):</p> <p>Other actions that may be required in addition to or in place of an update of plan policies</p> <p>We answered 'disagree' to one question: A12. This relates to water recycling centre capacity issues in the Horning area as well as safety by the water. The Local Plan for the Broads is already undergoing a review. The main reason for the review is because the adopted 2019</p>		

	Local Plan was produced and examined under the 2012 NPPF. The issues relating to policies for Horning and Safety by the Water does not mean that the adopted 2019 Local Plan policies are out of date and cannot be used. Indeed, the fact that we are undertaking a review of the Local Plan does not mean the adopted 2019 plan is out of date. The adopted 2019 Local Plan policies are adequate and are being used to determine planning applications.		
	B. POLICY UPDATE FACTORS	YES/NO (please indicate below)	Provide details explaining your answer in the context of your plan / local authority area
B1	Your policies update is likely to lead to a material change in the housing requirement which in turn has implications for other plan requirements / the overall evidence base.	Yes	The current adopted 2019 Local Plan need is 286 dwellings. This was derived through the Central Norfolk Strategic Housing Market Assessment. Since the adoption of the 2019 Local Plan, the Government provide the housing need figure for an area, but not for protected landscapes like the Broads. A new housing figure has been provided for the review of the Local Plan. Again, derived locally, the housing need is 368 dwellings. This is around 80 more than the 2019 Local Plan. This figure was produced for the Local Plan review. That is to say that the review prompted the housing figure to be calculated, rather than a new housing figure prompting a review.
B2	The growth strategy and / or spatial distribution of growth set out in the current plan is not fit for purpose and your policies update is likely to involve a change to this.	No	The general approach of the adopted 2019 Local Plan is set to continue in the new Local Plan.
B3	Your policies update is likely to affect more than a single strategic site or one or more strategic policies that will have consequential impacts on other policies of the plan.	No	Policies might be updated to some extent, but the general approach will be rolled forward to the new Local Plan.
	You have answered yes to one or more questions above.		You are likely to need to undertake a full update of your spatial strategy and strategic policies (and potentially non-strategic policies). Use your responses above to complete Section B4.
	You have said no to <u>all</u> questions (B1 to B3) above		If you are confident that the update can be undertaken without impacting on your spatial strategy and other elements of the Plan, you are likely to only need to undertake a partial update of policies. Complete Section B4 to indicate the specific parts / policies of the plan that are likely to require updating based on the answers you have given above.

B4	<p>Decision: Full Update of Plan Policies</p> <p>Reasons for scope of review:</p> <p>We are already reviewing the Local Plan for the Broads. The main reason is because we commit to the review in the Local Plan and that the Local Plan was produced and examined using the 2012 NPPF. Just because we are reviewing the Local Plan, it does not mean the policies of the adopted 2019 Local Plan are inadequate.</p>
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Date of assessment:	12 March 2024
Assessed by:	Natalie Beal, Planning Policy Officer
Checked by:	Cally Smith, Head of Planning
Comments:	