

**Joint Core Strategy for Broadland, Norwich and South Norfolk,
Broadland Part of Norwich Policy Area Examination**

Inspector: David Vickery DIPT&CP MRTPI
Programme Officer: Annette Feeney

Ms Sandra Eastaugh
Greater Norwich Development Partnership Manager
SENT VIA EMAIL

3 June 2013

Dear Ms Eastaugh

I have read your informative letter of 31 May 2013 which outlines the approach the Councils are proposing to take towards the financial viability work.

As you know, I have advised that the work should be proportionate and realistic to the level that is needed to deliver the infrastructure, housing, and employment elements proposed in this Local Plan. This is a Plan which is, of course, set at a strategic level, albeit that details are available of many of the costs and sites involved. The viability evidence is needed to show that the proposals are realistic and capable of delivery at the appropriate time.

The approach you have suggested is a sensible one given the strategic nature of the Plan and what is presently known about how it would be implemented, and given that many of the policies that affect financial viability are already adopted. The use of site typologies is appropriate, although I do not have the information at this stage of the Examination to comment on how you have selected or produced them. I am pleased to read that the commentary report will be relatively short, and that the technical work will be kept to its appendices.

I assume that the 25ha of proposed employment land in the Plan will be included either within the "mixed urban quarters" site typologies. Will there be any 'employment only' sites? If so, there should be specific employment site typologies as well.

I have no experience of the HCA financial model. Reports that I have read of it on the Planning Advisory Service web pages (<http://www.pas.gov.uk/pas/core/page.do?pageId=575110>) and on the HCA's own web site say that it is primarily used to assess the viability of planning obligations (and CIL) at a strategic planning level.

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I note that the build-out rates will use those assumed in the Housing Trajectory (presumably that as modified at the hearing sessions). You will be aware that these have been contested by other participants.

Obviously, my comments here do not mean that the methodology and results will necessarily be found to be sound. But, as I have said, the approach presently appears sensible and appropriate.

Yours sincerely

David Vickery