

Mrs Annette Feeney  
Programme Officer c/o Planning Policy  
Broadland District Council Office  
White Horse Farm  
White Horse Road  
East Bergholt  
Suffolk  
CO7 6TX

**BY POST AND EMAIL**

21389/A5/AW/mg

21 June 2013

Dear Mrs Feeney

**JOINT CORE STRATEGY FOR BROADLAND, NORWICH AND SOUTH NORFOLK,  
BROADLAND PART OF NORWICH POLICY AREA EXAMINATION.  
SUBMISSION OF EVIDENCE FOR ADJOURNED EXAMINATION HEARING SESSION  
LANDSTOCK ESTATES LTD, LANDOWNERS GROUP LTD AND UNITED BUSINESS AND LEISURE  
LTD**

Further to your letter dated 24 May 2013, on behalf of Landstock Estates Ltd, Landowners Group Ltd and United Business and Leisure Ltd, please find enclosed evidence which has been requested, namely:

- i) Suggested flexibility policy; and
- ii) Note on Norfolk County schools services letter submitted on schools (Document DV5)

**i) Flexibility Policy**

As you are aware, we drafted and circulated at the examination, a proposed flexibility policy (Document DV16). This included two alternative drafts, Preferred Alternative A and Alternative B. Before the adjournment, the Inspector provided some initial views on both our draft policy and that of the GNDP's draft policy (Document DV17).

We consider that until a clear position is set out in respect of the severity of the lack of a 5-year supply of housing, and the potential delay in delivering the quantum of growth envisaged within the remaining plan period (as set out in the housing trajectories), the specific text proposed within either our flexibility policy, or the GNDP's flexibility policy cannot be established.

As the Inspector noted at the examination, there is a significant amount of detail to our proposed wording including a number of specific triggers. We consider these triggers and wording, as currently drafted, are necessary to ensure the flexibility policy has sufficient strength in the event of the identification of a lack of delivery in the North East Norwich Growth Triangle. The policy seeks to ensure that alternative locations within the NPA are suitably and proactively identified and brought forward at the earliest opportunity.

We are of course willing to work with the GNDP in respect of seeking to agree a proposed flexibility policy, and undertake any amendments to our draft wording (or indeed the GNDP's draft wording) if necessary and appropriate. However, as set out above, until the position relating to the 5-year supply of housing, and the issue of deliverability within the housing trajectories is made clear by the participants (which is being addressed by the GNDP in response to your letter of 24 May 2013), we consider that our policy, as drafted, fulfils its role of a flexibility policy in this instance – in that it provides clear trigger mechanisms relating to delivery in North East Norwich.

**ii) Note on Norfolk County schools services letter submitted on schools (Document DV5)**

Our specialist Education Consultant, Jan Kinsman of EFM Ltd, has had an opportunity to review the Notes submitted by the Council's written by Norfolk County Schools Service (DV5) and Wymondham Academy (DV4) and has prepared the attached report.

The report reiterates that there is no reason why education provision cannot be delivered in future years in Wymondham, if it exceeded 2,200 dwellings (as planned for in the JCS), and that education capacity should not be used to stymie development in this, or any other locations in the NPA.

We trust the above and attached report sets out our position clearly in respect of the matters identified in your letter that we are required to respond to. We look forward to receiving other participants' evidence in order to allow us the opportunity to submit further statements by Wednesday 10 July 2013.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely



**ANDREW WILFORD**  
Associate

Enc. Further EFM Ltd Report on Education Capacity (June 2013)

cc: Peter Westhorpe: Landstock Estates Ltd  
Graham Tuddenham: Landowners Group Ltd and United Business and Leisure Properties Ltd