

21 June 2013

Mr D Vickery
The Planning Inspectorate,
3/25 Hawk Wing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol BS1 6PN

Dear Mr Vickery,

Further submissions in support of the emerging part Joint Core Strategy

Following the adjournment of the hearing into the part JCS the local Councils are pleased to submit the further information as discussed.

The information demonstrates that there is a rapidly improving position on housing supply across the GNDP. There are currently sufficient sites with planning consent that would allow a substantially increased rate of delivery should the market be in a position to deliver more homes. As authorities make progress on their development plans and determine planning applications we are confident that we will very soon be able to demonstrate a five year land supply across all of the Norwich Policy Area rather than just particular parts of it at present, and will update you further on progress in advance of the hearings.

With the introduction of the Community Infrastructure Levy and the clear commitment of the local authorities to ensure that critical infrastructure is delivered in a timely manner we have a clear plan to improve confidence in the development market. The information we have prepared demonstrates the development proposed in this part JCS to be viable.

It is normal for plans at this stage of preparation for there to be some uncertainty over viability and how this will impact on delivery rates. However, we believe there is sufficient confidence to deliver at the rates projected, particularly as there are clear signs the market is turning up in terms prices and lending.

We accept that there will be a need to examine the issue of viability in more detail in subsequent local plans to ensure that they are genuinely deliverable. We are confident that these plans will be able to withstand examination, especially given the scope within these plans for requirements to be refined, and for the development management process to handle individual proposals positively and proactively.

Jobs, homes, prosperity for local people

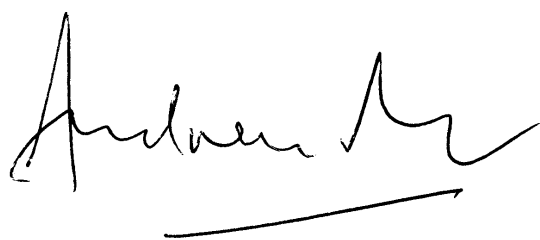
Collectively the local authorities have recognised the needs of our communities for more homes and jobs. We have developed robust plans to address these needs, and are exploring every avenue possible with both government and service providers to ensure that they are sustainably implemented with the timely delivery of supporting infrastructure. The evidence shows that over the longer term the local authorities have a good record of delivery against targets.

The trajectories of potential housing delivery have been updated and are credible and robust. They will doubtless be challenging to deliver in current market conditions. It will be especially important to get the JCS adopted quickly to help speed progress on subsequent local plans and to maximise the prospects of them being achieved.


In the proposed main modifications we are also submitting to you today we are seeking to include a new policy in the plan which not only encourages a proactive and flexible approach to development management but also makes clear that alternative sites for development will be found should this be necessary to deliver housing targets.

With these proposed amendments we consider that the JCS remains sound and adequately responds to government policy and guidance.

Yours sincerely



Cllr Andrew Proctor
Leader, Broadland District Council



Cllr Brenda Arthur
Leader, Norwich City Council



Cllr John Fuller
Leader, South Norfolk Council