

**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

Mr Iain Painting
Barton Willmore
The Observatory
Southfleet Road
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25 March 2013

Dear Mr Painting,
**Joint Core Strategy for Broadland, Norwich and South Norfolk, Broadland
Part of Norwich Policy Area Examination - Landstock Estates Ltd &
Landowners Group Ltd**

Thank you for your letter of 21 March 2013 suggesting changes to the order of my questions at the hearing sessions because of your clients' concerns about the deliverability of the proposed housing in the submitted part-JCS.

As you have offered, please raise this at the forthcoming PHM (under either item 8 or 9) because I will need to hear all the relevant parties' views before coming to a decision on your request.

I would only say at this stage that I have been appointed to examine the soundness and legal compliance of this part-JCS, and not those of the emerging Plans you mention (whose policies and proposals are presumably still at a relatively early stage) and not the policies in that part of the JCS which has already been adopted. Thus the specific, detailed implications for the future planning of the area if the housing numbers in this submitted part-JCS cannot be delivered at the right time (as you are claiming) may only be capable of resolution by me within the confines of the submitted part-JCS or, failing this, might otherwise have to be a future matter for the councils, your clients, and others to resolve.

I would be grateful to receive the parties' advice on the above point at the PHM. I have copied this letter to the councils for their information and action.

Yours sincerely,

David Vickery
Inspector

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