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23847/A3/HL/sl
3 March 2023

Dear Ms Feeney,

GREATER NORWICH LOCAL PLAN (GNLP)
EXAMINATION IN PUBLIC – FURTHER UPDATE - MARCH 2023 SESSIONS –MATTER 15 (22ND MARCH)
SITE REFERENCES GNLP2170 ('LANGLEY NORTH') AND GNLP2171 ('LANGLEY SOUTH'), AND PINEBANKS AND GRIFFIN LANE, THORPE ST ANDREW
FURTHER REPRESENTATIONS ON BEHALF OF BERLIET LIMITED

We write in respect of the forthcoming Hearing Sessions in respect of the GNLP, and in response to the publication of the Inspectors Matters, Issues and Questions for the March 2023 sessions on behalf of our Client, Berliet Limited, to provide further comments and to make representations in respect of the sites referred to above, which are in the control of our Client.

We have separated our comments out in respect of the two programmed sessions, with our comments in respect of Matter 15 below as follows:

Matter 15 Housing Provision (22nd March 2023)

On 17th January 2002 we updated you as regards the status of the above sites in relation to information that was relevant to the consideration of the representations that we had made. Further to our review of Topic Paper D3.2E (Housing Forecasts, September 2022 (Part 2)), we would like to draw the Inspectors attention to the following in respect of the above sites:

- Pinebanks and Griffin Lane (Broadland DC planning ref.'s 20160423 and 20160425) - pages 3 and 4 of Topic Paper D3.2E refer to both of these sites, their implementation, and the current applications being considered by South Norfolk and Broadland District Council. We would comment as follows:

- Implementation and deliverability – D3.2E suggest that the current permissions will not be implemented. However the outline planning permissions for both sites have already been implemented, and CLEUD’s have subsequently been issued to confirm that lawful implementation in respect of both sites. This is an important point to note both from the perspective of deliverability, but also in respect of the established baseline use of the sites when it comes to their consideration in respect of any future NN mitigation required; and
- Current outline planning applications – as referred to above, in January 2022 we updated the Inspectors in respect of the then current status of the outline planning applications being considered by South Norfolk and Broadland District Council in respect of all four of the sites referred to at the top of this letter. Since that time, our Client has gone through a process of considering the comments received from statutory consultees in respect of those applications, and in November 2022 we submitted amendments to those applications on their behalf, which included significant changes to the number of residential units proposed, which can be summarised as follows:

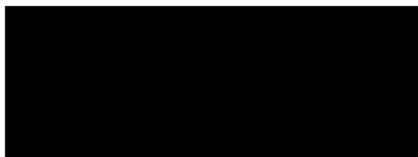
Site Name	SNBDC Planning ref.	Max unit numbers at January 2022	Max unit numbers at November 2022	Difference
Pinebanks	20212058	295	260 ¹	-35
Langley North	20212059	105	90	-15
Langley South	20212060	175	70	-105
Griffin Lane	20212061	150	130 ²	-20
Total	-	725	550	-175

Finally, we are continuing to review the additional documents published on the GNLP website in advance of the sessions later this month, and to this end, we reserve our right to raise further points in discussion at the Hearing Sessions.

We would be grateful if you could acknowledge receipt of this update. We would be grateful if you could continue to keep us appraised of the next steps in the EiP process.

If you require any further information, then please do not hesitate to contact me.

Yours sincerely



HANNAH LEARY
 Planning Director

Cc: Stephen Chatfield - Ocubis
 Ross Douglas - Ocubis
 Emma Bryan - Ocubis
 Olivia Glenn - Barton Willmore, now Stantec

¹ This figure represents a 29 unit increase over and above the implemented Pinebanks consent
² This figure represents a 59 unit increase over and above the implemented Griffin Lane consent