
Matter 15 Housing Provision
Land at Barrack Street/Whitefriars (ref GNLP0409BR)

1 Introduction

- 1.1 This statement supplements and should be read alongside Jarrold & Sons:
- Regulation 19 representation (ID 24343), 22 March 2021; and
 - Supplementary Examination Statement in respect of Matter 12 Matter 12 Housing and mixed use allocations – sites with extant planning permission Norwich - c. Land at Barrack Street/Whitefriars (ref GNLP0409BR) dated 11 February 2022.
- 1.2 It provides Jarrold & Sons response to the Partnership’s updated housing trajectory in documents D3.2E Topic Paper – Housing Forecasts, September 2022 (Part 1 and Part 2), September 2022 in relation to GNLP Reference NCC.02: GNLP Reg 19 Reference GNLP0409BR – Land at Barrack Street.

2 Supplement

- 2.1 Jarrold & Sons note document D3.2D Topic Paper – Policy 1 Growth Strategy – Update to Housing Trajectory Tables and Graphs in Appendix 4, September 2022 states at paragraph 16 that, “*The Partnership has sought to engage with the promoters/developers for all of the major committed sites.*” However, my request for a meeting (refer to enclosed letter dated 18 August 2022) was responded to by the Partnership (refer to attached email correspondence dated 22 September 2022) stating inter alia, “*We have reviewed the content of your representations and matter statement and the content of the Matter 12 hearing. The issues have been considered by Planning Policy, Development Management and the Head of Planning and Regulatory Services [CODE emphasis]. I am writing to advise you that we consider that we cannot agree on the policy revisions put forward, importantly the car park issue.*” The Partnership’s response goes on to state, “*We accept the possibility that the site may be deleted as an allocation from the GNLP by the Inspectors following your advice to them that the site is neither deliverable or developable under these circumstances.*”
- 2.2 In light of the Partnership’s response and the years that have elapsed in seeking to resolve the issues associated with bringing the site forward for development (I have personally been working on this site since 2004), Jarrold & Sons do not agree with the Partnership’s statement under the ‘Commentary’ column in the table at Part 2 of document D3.2E Topic Paper - Housing Forecasts, September 2022, which states, “*Site considered developable not deliverable. The estimate provided here is based upon*



the following assumptions: Allow 5 years from adoption to resolve land use issues with landowner, three years from then to submit application in 2030/31 which would indicate first completions around 2034/35."

- 2.3 Annex 2: Glossary of the NFFP July 2021 states, "*To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.*" Jarrold & Sons proposed through its Supplementary Examination Statement, 11 February 2022 the modifications needed to Policy GNLP0409BR to enable the site to be categorised as developable. It is clear from the Partnership's response that even following internal consultation with the relevant sections of the planning department, that there is not a reasonable prospect that the site will be developed at the point envisaged.

From: Walker, Samuel <samuel.walker@norfolk.gov.uk>
Sent: 20 September 2022 11:35
To: Helen Adcock | Code DP <helenadcock@codedp.co.uk>
Cc: Burrell, Mike <mike.burrell@norfolk.gov.uk>; Brittain, Jean <jean.brittain@norfolk.gov.uk>
Subject: RE: Land at Barrack Street/Whitefriars (ref GNLP0409BR)

Dear Ms Adcock,

Thank you for your email suggesting a meeting to discuss the proposed site allocation in the GNLP for the land south of Barrack Street (Reference GNLP0409BR). We have reviewed the content of your representations and matter statement and the content of the Matter 12 hearing. The issues have been considered by Planning Policy, Development Management and the Head of Planning and Regulatory Services. I am writing to advise you that we consider that we cannot agree on the policy revisions put forward, importantly the car park issue.

We acknowledge the address information in policy point 5 needs correcting and may be in a position to review the mixture of uses. We would not be in a position to omit a specified quantum of housing, but may be accepting of a revised figure; however, unless you have revisited your approach to multi storey parking provision in this allocation it is unlikely that we have common ground to agree in a statement. We accept the possibility that the site may be deleted as an allocation from the GNLP by the Inspectors following your advice to them that the site is neither deliverable or developable under these circumstances.

Kind Regards

Samuel Walker

Policy Planner

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The Greater Norwich Local Plan

Growing Stronger Communities Together

gnlp@norfolk.gov.uk

From: Helen Adcock | Code DP <helenadcock@codedp.co.uk>
Sent: 18 August 2022 15:19
To: Burrell, Mike <mike.burrell@norfolk.gov.uk>
Cc: Feeney, Annette <annette.feeney2@norfolk.gov.uk>; Christopher Doggett <christopher.doggett@jarrold.com>
Subject: Land at Barrack Street/Whitefriars (ref GNLP0409BR)

WARNING: External email, think before you click!.

Dear Mike

Please find attached a letter which is hopefully self-explanatory.

Kind regards
Helen



Helen Adcock BA (Hons) BTP MRTPI
Director

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008_007
18 August 2022



Mr M Burrell
Greater Norwich Planning Policy Team Manager
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Dear Mr Burrell

Land at Barrack Street/Whitefriars (ref GNLP0409BR)

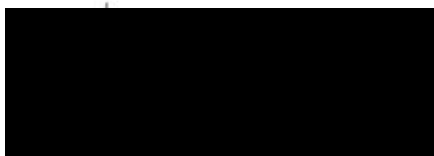
I write on behalf of Jarrold & Sons in relation to the above site and the progress of the Greater Norwich Local Plan Examination.

I note from the recent administrative session held on 6 July 2022 that the Partnership has committed to provide the Inspectors with an updated housing trajectory by the end of August. You will recall that during the Matter 12 session, the Inspector requested the Partnership make modifications to the wording of policy GNLP0409BR (allocation within the GNLP of Jarrold & Sons' site). I am therefore contacting you to see if we can agree a modification to the policy wording that would ensure the policy is deliverable.

Jarrold & Sons has identified the modifications that are considered necessary to the policy wording to satisfy the tests of soundness as set out in our representations to the Regulation 19 consultation dated 22 March 2021 and our further matter 12 statement dated 11 February 2022.

Please could you send me some dates when you would be available to meet to discuss and seek to agree a statement of common ground.

Yours sincerely



Helen Adcock
Director

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Copy to: Mrs A Feeney, GNLP Examination Programme Officer
Mr C Doggett, Jarrold & Sons