

MATTER 1: LEGAL REQUIREMENTS AND SPATIAL VISION
REPRESENTOR REFERENCE NUMBER 8547

**EXAMINATION INTO THE JOINT CORE STRATEGY (JCS) FOR BROADLAND, NORWICH AND SOUTH
NORFOLK PRODUCED BY
THE GREATER NORWICH DEVELOPMENT PARTNERSHIP**

**RESPONSE TO INSPECTOR'S QUESTIONS AND MATTERS FOR THE FORTHCOMING EXAMINATION
INTO THE JCS**

**SUBMISSIONS MADE BY SAVILLS (L&P) LTD (MR GARTH HANLON)
ON BEHALF OF EASTON LANDOWNERS CONSORTIUM (8547)**

**MATTER 1(B): SPATIAL VISION AND THE SPATIAL PLANNING OBJECTIVES (JCS PARTS 01 AND
04, INCLUDING THE KEY DIAGRAM AT PAGE 29)**

B1: Are the Spatial Vision and Objectives at part 04 of the JCS (and strategy) depicted on the Key Diagram at P29 of the JCS justified, effective and consistent with National policy?

- 1.1 Savills Planning Team is instructed by the Easton Landowners Consortium to make the necessary and relevant representations to the JCS Core Strategy and have done so over the past few months in order to support Easton as a location for growth.
- 1.2 In such a context, we support GNDP's decision on the 23rd September 2010 to proceed with the JCS (subject to the Focussed Changes) whilst acknowledging that a review of the Strategy will need to be undertaken "in a timely way" to ensure it is compatible with the wider and political context.
- 1.3 There is no doubt that there are challenges to the JCS to deliver the strategy but they are not considered significantly different from other areas of the Country which need to identify a robust framework to bring forward significant areas of new growth – those challenges relevant to the JCS cover aspects common to many strategic development areas, namely environment, jobs, housing, place making and infrastructure. It is the purpose of the JCS to provide strategic direction to address all of these matters and consequently must put forward a long term vision together with objectives, supported by policies to deliver new development in a sustainable manner.
- 1.4 There is no doubt that the thrust of the JCS and the implications of the policies will mean a significant change to the Norwich area. The accommodation of some 36,740 new homes and some

27,000 new jobs between 2008 and 2026 clearly underline the scale of growth required and the scale of challenge that we all face.

- 1.5 On behalf of the Easton Landowners Consortium, we support the broad strategy set out in chapter 04 "Spatial Vision" of the JCS. Such a strategy has considered a range of options to accommodate such growth and through appropriate consultation procedures has confirmed that a range of development locations is required to reflect the characteristics of the area and we consider this to be entirely appropriate in the circumstances.
- 1.6 In such a context, the JCS quite rightly looks to direct growth to sustainable brownfield locations in the first instance in the major urban area but there is clearly a finite supply of sites, calculated to be able to accommodate around 3,000 dwellings in the plan period. We have no reason or evidence to dispute this.
- 1.7 The consequent lack of sites in the urban area means that greenfield locations must be considered and to that end, a large urban expansion of the North East of Norwich forms a major component part of the JCS.
- 1.8 The JCS has also looked at the identification of locations where large scale growth should occur beyond the urban area and has identified a number of locations including Easton/Costessey. Additionally, the Strategy has looked at more moderate levels of growth in other towns and large villages.
- 1.9 The nature of such a strategy acknowledges the need to provide a range and scale of development locations – from urban area sites to edge of city sites, to locations beyond the wider urban area. Consequently and crucially, the Strategy does not depend upon a single solution coming forward in order to deliver development and this must be considered robust on this issue alone.
- 1.10 It is our view that the Strategy is justified on the basis of the work that has been considered to date in terms of bringing the JCS forward is effective in identifying appropriate deliverable locations for growth and provides planning justification to deliver the Strategy consistent with national policy.