

Joint Core Strategy Submission Documents

Schedule of changes to the Draft Submission documents following the GNDP Board on Thursday 13 December 2012

Summary

Minor changes have been made to

- 1. Joint Core Strategy Proposed Submission Document, including a schedule of proposed submission content**
- 2. Joint Core Strategy highlighting submission content**
- 3. Habitats Regulations Assessment and Supplementary Statement July 2012**
- 4. NPPF Compatibility Self Assessment Checklist**
- 5. Homes and Housing Topic Paper**
- 6. Report on Representations (including Regulation 22 (1) (c) statement**
- 7. Summary of Representations with Officer Responses**

The changes proposed are to provide correct cross referencing, aid clarity, cover minor omissions and correct factual errors.

The **Diversity and Equality Impact Assessment and Position Statement** was revised on 11 December. The final version was available on the web at the date of the GNDP Board meeting and incorporates updates to make it consistent with current requirements.

Officers advise that there are no significant changes to the submission and supporting documents since reporting to the GNDP Board that would require further work.

A full list of the changes made is available for inspection on the GNDP website.

Detailed Changes

Joint Core Strategy Proposed Submission Document, including a schedule of proposed submission content

Reference: PSJCS 1

Schedule starting Page 7 - Consequential changes to JCS page number column arising from formatting and design of PSJCS 2

Joint Core Strategy highlighting submission content

Reference PSJCS 2

Forward replaced by February 2013 Submission Update

Sustainability Appraisal Report for the Broadland part of the Norwich Policy Area following the High Court ruling of 24 February 2012

Reference PSJCS 3

No Changes

Policies Maps highlighting consequential changes

Reference PSJCS 4

No Changes

Habitats Regulations Assessment and Supplementary Statement July 2012

Reference PSJCS 5

Addition of HRA addendum as an attachment

Statement of Consultation and Position Statement

Reference PSJCS 6

No Changes

Summary of Issues Raised Regulation 25 Technical (also available as JCS 8)

Reference PSJCS 6.1

No Changes

Summary of Issues Raised Regulation 25 Public

(also available as JCS 9)

Reference PSJCS 6.2

No Changes

Statement of Compliance with Statements of Community Involvement and Position Statement

Reference PSJCS 7

No Changes

Statement of Compliance with the Duty to Cooperate July 2012

Reference PSJCS 8

Para 5.5 - addition of NHS meeting date

Table 2 – addition of Greater Norwich Gypsy and Traveller Accommodation Assessment to Housing section

Diversity and Equality Impact Assessment and Position Statement

Reference PSJCS 9

Revised 12 December 2012

NPPF Compatibility Self Assessment Checklist

Reference PSJCS 10

Page 22 at end of "and indicates that residential development of 10 or more units will be evaluated against the Building for Life criteria published by CABE" add "or any successor to it."

Homes and Housing Topic Paper

Para 6.1 improved references to the evidence base.

Para 10.1 Clearer cross referencing to Appendix 4.

Appendix 1 – Minor changes to text to improve clarity.

Report on Representations (including Regulation 22 (1) (c) statement

Amend Paragraph 19 "Paragraphs 19 to 27 of this report set out the issues raised in representations" to "Paragraphs 20 to 27 of this report set out the main issues raised in representations"

Paragraph 27 final sentence delete "reasonable"; after "alternatives" insert "suggested as being reasonable"

Issue 3 GNDP response

Second bullet replace “6.5.4” with “6.3.5”

Issue 6 GNDP response

The penultimate bullet which is blank to be removed

Issue 7 GNDP response

1st bullet

1st sentence insert “77 and” before “78”

2nd sentence replace “one and two” with “2 and 3”

3rd sentence replace “6.4 on page 80” with “6.3.5 on pages 79 and 80”

2nd bullet

1st sentence insert “77 and” before “78”

2nd sentence replace “78 and” with “77 to”

3rd sentence replace “78” with “77”

Last sentence replace “78” with “77”

Issue 11 GNDP response

3rd bullet

4th sentence (penultimate) delete “objective ENV1”

Last sentence replace “6.5.3” with “6.3.5”

4th bullet

Replace “269 to 270” with “271 to 272”; “296 to 297” with “298 to 299”; and “343 to 344” with “345 to 346”

5th bullet

Change “4.2” to “4”

Final bullet replace final 3 words "proposed submission document" with "adopted JCS"

Issue 14 GNDP response

Final non-bulleted paragraph, 2nd sentence, replace “70” with “68”

Summary of Representations with Officer Responses

Addition of explanation of the column "type" in the table.

I=individual

D=developer/landowner

U=utility or service provider

PC=Parish Council

DC=District Council

Type column completed for all representations.

12345

Alistair Grieve

Comment column - replace NA with "Noted"

12353

Tim Spurrier.

GNDP response omitted add

"GNDP.Response

Despite considerable effort, GNDP officers have been unable to locate the quoted survey. However the GNDP has considerable local evidence to show that the amount of development planned for Norwich through the strategy is appropriate. The ability of Norwich to accommodate additional housing development was evaluated as part of the SA main report at 4.5.13 (page 35) and detailed in Appendix E of the SA technical annex. This sets out that the emerging Norwich Site Allocations Plan has confirmed the evidence of the earlier Strategic Housing Land Assessment which informed the original JCS. There is capacity to allocate sites to provide for 3,000 dwellings in the city in addition to those currently allocated or which have planning permission. No additional capacity could reasonably be considered to exist beyond the dwellings already planned for Norwich without undermining the supply of land for other uses necessary to retain Norwich's role as a regional centre and to ensure a good quality of life for its residents."

12383

James Watts

Remove text 'Some of the issues raised by the Representation appear to be potentially valid, and should perhaps form the basis for further discussions at Examination'. The issues have been covered in full officer comment which was not available to URS when drafting their comments.

12400

Chris Dady

Salhouse's inclusion in the Norwich Policy Area – question mark removed and text amended to read.

“The proposed policies and definitions in the Reg 25 Technical and Public consultations included Salhouse in the NPA. There were therefore two opportunities to influence this proposal, in late Summer 2008 and Spring 2009, in addition to the opportunity to raise a soundness objection when the JCS was subject to pre-submission publication in November/December 2009.”

12409

Salhouse Parish Council

Salhouse's inclusion in the Norwich Policy Area – question mark removed and text amended to read.

“The proposed policies and definitions in the Reg 25 Technical and Public consultations included Salhouse in the NPA. There were therefore two opportunities to influence this proposal, in late Summer 2008 and Spring 2009, in addition to the opportunity to raise a soundness objection when the JCS was subject to pre-submission publication in November/December 2009.”

12420

Barton Willmore on behalf of Landstock Estates and Landowners Group

Replace

“Broadland District Council has adopted and published an interim statement (check title and adoption date) explaining how it will deal with planning applications which are submitted ahead of the adoption of site specific planning document. This statement makes it absolutely clear that Broadland District Council will treat well conceived schemes for sustainable development favourably.”

With

“Broadland District Council has adopted and published an interim policy statement entitled Policy Statement on Determination of Housing Developments in Advance of the Emerging Local Plan. This statement sets out the main considerations which could be taken into account and states clearly that it would be inappropriate to refuse applications simply because the site is not allocated.”

12411

Wroxham Parish Council

Reference to paragraph 6.5.4 to be replaced with "6.3.4"

12422

12423

12424

Norfolk and Norwich Transport Action Group

Comment column on right of table Amend 2nd sentence to read: "GNDDP officers are confident all issues have been addressed and strategy is justified."

Reference to paragraph 6.5.4 to be replaced with "6.3.4"

12425

SNUB

Comment column on right of table Amend 2nd sentence to read: "GNDDP officers are confident all issues have been addressed and strategy is justified."