

**BY POST**

Mrs Louise St John Howe  
Programme Officer  
Claypit Hall  
Foxearth  
Sudbury  
Suffolk  
CO10 7JD

Our ref: 16197/A3/IP/AC

1 November 2010

Dear Mrs St John Howe

**GNDP JCS EXAMINATION - RESPONDENT NUMBER: 8627**

As requested, we have sought to agree a Statement of Common Ground (including uncommon ground) with the GNDP and would hope that an agreed document can be submitted shortly. Following the decision of the GNDP to proceed with the Examination of the JCS as submitted, we have sought to take a pragmatic approach in our response to the Inspectors' questions and suggested ways in which the JCS could be amended to address at least some of our concerns.

However, from our discussions with Officers of the GNDP, two issues have arisen which we are concerned fundamentally alter the basis upon which the JCS has been prepared. In order to avoid abortive time at the hearing sessions, we would be grateful if the GNDP could confirm its position to all relevant participants in respect of the following:

**5 Year Housing Land Supply**

We trust that it is common ground between all participants that the JCS is required to satisfy the requirements of PPS3 at paragraphs 53, 54 and 55. The housing trajectory set out at Appendix 6 (p106) of the JCS will therefore be subject to discussion at the hearing sessions, together with EIP 16 (GNDP Position Statement on 5 Year HLS) and EIP 70 (Topic Paper: Homes and Housing: Evidence on appropriate levels of house building). Contrary to the comments of the GNDP within its Hearing Statement to Inspector Matter 2B (see response point 1 page 2), the JCS does need to demonstrate how it will contribute to maintaining five years' supply of housing land and in that discussion, a calculation of 5 year housing land supply will be required. Indeed, whilst we would not agree with the conclusions, the GNDP have undertaken an assessment of 5 year land supply which has been submitted as a background document to the Examination as EIP16.

The GNDP first indicated a revised approach to calculating 5 year supply in a response to a current planning application in Wymondham (ref 2010/1241), the GNDP stated in a letter dated 6 August 2010 that a revised methodology had been agreed for the purposes of calculating 5 year housing land. This statement was subsequently withdrawn by the GNDP on 11 August 2010 (see enclosed letters). Furthermore, the GNDP Policy Group Meeting Committee Papers for 23 September 2010 (EIP77) stated *"At the June meeting Members also discussed the assessment of 5 year land supply for housing. A revised methodology has been devised that is appropriate for local circumstances. This has been shared with CLG and the Minister's response will be reported orally."*

As the GNDP meetings are not open to the public, we were not able to listen to the verbal report. Upon reviewing the minutes, no mention of the verbal report is noted. However, we have now been advised by Officers that the GNDP has indeed written to the DCLG seeking its views on a revised methodology for the calculation of 5 year housing land supply. This

16197/A3/101101 Letter to Programme Officer





document has not been released to participants and we have sought disclosure pursuant to the Freedom of Information Act 2000.

I enclose a copy of the Norfolk County Council response dated 21 October 2010 in which it argues that disclosure is not required in that the GNDP intends to publish the document in the future. However, no indication is given when that may be. Obviously, any complaint under Section 50 of the Act that we wish to pursue will be made in the first instance to the Freedom of Information and Data protection Unit at Norfolk County Council and then to the Information Commissioner.

However, given the concerns of many as to the deliverability of the housing strategy, it is essential that the GNDP is clear as to its application of paragraphs 53, 54 and 55 of PPS3. If the GNDP intends to adopt a revised position in terms of housing trajectory and delivery, it appears perverse for the GNDP to withhold its proposals and documents relating to its intentions from the Examination. We believe that the withholding of this most relevant information is not in the public interest as it could have considerable bearing on the outcomes and success of delivering the aims and objectives of the JCS. The Inspectors may wish to pursue this matter with the GNDP in advance of the commencement of the EiP.

### **Response to Revocation of RSS**

It is our understanding that the GNDP's response to the revocation of RSS is to maintain the housing requirements set out in RSS. The table at Policy 4 sets out the GNDP's derivation of the housing requirements based upon RSS14, rolled forward to 2026.

This is set out in EIP 70 which *"Outlines a range of evidence supporting the housing targets in the submitted JCS demonstrating that they remain valid following revocation of the East of England Plan."* (para 2.1.) and responds to the Inspectors' request for the GNDP to prepare a paper: *"...Explaining the factors behind the joint decision of the Councils to continue to rely on the housing figures in the East of England Plan (EEP)."* (EIP 63)

The paper (EIP 70) examines a number of data sets and notes in paragraph 5.1 *'although it has been revoked, the evidence supporting the EEP and the local authorities' position on it remain relevant'* and concludes that *"The JCS provision is entirely appropriate and necessary to deliver on all reasonable estimates of need."* (para 14.3).

The assumption that the GNDP is proceeding with the housing requirements and strategy set out in RSS14 appears to be shared by the Inspectors (see EIP 71) in the comment under the title 'General Housing' within Matter 2 *'Comment: GNDP has decided to proceed with the housing figures included in the now revoked East of England Plan, following its judgement that the background justification for them remains sound. GNDP is preparing a topic paper explaining this'*.

However, from our discussions with Officers, it appears that the GNDP has shifted its position and now argues that it has undertaken its own assessment of locally generated housing needs which is set out in EIP 70. Again, there are a number of issues that follow this change in position, including:

- *Status of EIP70:* We doubt whether EIP70 constitutes a thorough and robust assessment of locally generated housing needs as opposed to a superficial review of sources of household and population growth. As part of the evidence base, it would be subject to the tests set out as paragraph 4.52 of PPS12 and scrutinised in light of paragraph 4.37.
- *Role of the NPA and basis for Policy 4:* The JCS is predicated upon a comprehensive and joint approach in meeting the future development requirements of the NPA as per RSS14 and indeed, the Norfolk Structure Plan which prepared policies based on the NPA



boundaries. Indeed, the roots of the NPA go as far back as the early 1980's where DoE Circular 15/84 required a joint housing land availability study to be carried out in the NPA. If the GNDP does intend to proceed with the JCS on the basis of an assessment of locally generated needs, then the GNDP ought to confirm its position in relation to the continued role and policy commitment to a joint policy approach to delivery in the NPA.

- *Implications for the Examination:* If the GNDP does now wish proceed with the JCS on the basis of its own assessment of locally generated needs, the assessment ought to be the subject of consultation. A move away from the housing requirements set out in RSS14 and the spatial strategy that underpinned that requirement could give rise to a need to review the spatial approach set out in the JCS.

As stated, our aim is to contribute positively to the examination of the JCS. However, to do so, it is important that all participants have sight of documents that the GNDP seek to rely upon and that the position of the GNDP is clear and unambiguous.

Finally, in our FOI request, we also sought disclosure of the various background documents that were put before the Inspector in her preliminary review. The response of the GNDP is again disappointing in that it does not contribute to a free and easy review of background documentation.

I would be grateful if you would pass this letter to the Inspectors.

Yours sincerely

  
 **IAIN PAINTING**  
**Partner**

cc: Sandra Eastaugh : GNDP  
Phil Kirby : Broadland District Council  
Roger Burroughs : Broadland District Council  
Phil Morris : Norfolk County Council  
Richard Doleman : Norfolk County Council  
David Willis : South Norfolk Council  
Andrew Gregory : South Norfolk Council

Enc: Correspondence of GNDP to Planning Application ref 2010/1241  
FOI Response from GNDP dated 21 October 2010

**Julie Burgess**

**From:** Baxter, Amy [a.baxter@gndp.org.uk]  
**Sent:** 11 August 2010 13:47  
**To:** Planning  
**Cc:** Tim Horspole; Charles, Ruth  
**Subject:** Application 2010/1241/O



**Ref: Planning Application 2010/1241/O Land north-west of Carpenters Farm, Norwich Common, Wymondham**

I refer to the letter dated 6 August 2010 sent by the GNDP in response to the above planning application.

Due to an oversight this letter was sent in error and I would be grateful if it could be withdrawn from your website and replaced with the attached, correct, version.

Regards

**Amy Baxter**  
Greater Norwich Development Partnership Assistant

[www.gndp.org.uk](http://www.gndp.org.uk)

Greater Norwich Development Partnership  
PO Box 3466  
Norwich, NR7 7NX

t: 01603 638301  
e: a.baxter@gndp.org.uk

The information contained in this email is intended only for the person or organi  
Emails sent from and received by employees of GNDP may be monitored. They may al  
Unless this email relates to GNDP business it will be regarded as personal and wi

# Greater Norwich Development Partnership

GNDP  
PO Box 3466  
Norwich  
NR7 7NX

t. 01603 638301

Planning, Housing and the Built Environment  
Swan Lane  
Long Stratton  
Norwich  
NR15 2XE  
planning@s-norfolk.gov.uk

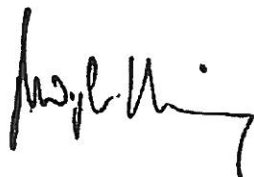
11 August 2010

**RE. Application Number: 2010/1241/O Land north-west of Carpenters Farm,  
Norwich Common, Wymondham.**

Whilst the Joint Core Strategy identifies Wymondham as a strategic location for growth, and proposes an allocation of 2,200 new homes, it is not site specific. The GNDP considers the South Norfolk Council's Site Specific Allocation DPD to be the most appropriate process to assess and allocate the most suitable sites in Wymondham.

Speculative applications ahead of the site-specific work are not the most effective way to ensure that the aims and objectives of the JCS are met.

Yours sincerely,

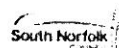


Phil Kirby  
on behalf of Greater Norwich Development Partnership

Jobs, homes, prosperity for local people



NORWICH  
City Council



Norfolk County Council

# Greater Norwich Development Partnership

GNDP  
PO Box 3466  
Norwich  
NR7 7NX

t. 01603 638301

Planning, Housing and the Built Environment  
Swan Lane  
Long Stratton  
Norwich  
NR15 2XE  
planning@s-norfolk.gov.uk



6<sup>th</sup> August 2010

**RE. Application Number: 2010/1241/O Land north-west of Carpenters Farm, Norwich Common, Wymondham.**

Whilst the Joint Core Strategy identifies Wymondham as a strategic location for growth, and proposes an allocation of 2,200 new homes, it is not site specific. The GNDP considers the South Norfolk Council's Site Specific Allocation DPD to be the most appropriate process to assess and allocate the most suitable sites in Wymondham.

Speculative applications ahead of the site-specific work are not the most effective way to ensure that the aims and objectives of the JCS are met.

Additionally the GNDP has recently agreed a revised methodology for assessing the five-year housing land supply. This method shows that South Norfolk has in excess of a five-year supply.

Yours sincerely,

Sandra Eastaugh  
GNDP Manager

Jobs, homes, prosperity for local people



NORWICH  
City Council



Norfolk County Council

---

**From:** Hagon-Powley, Robert on behalf of ETD FOI/EIR  
**Sent:** 21 October 2010 17:29  
**To:** gdtubl@paston.co.uk  
**Cc:** Charles, Ruth  
**Subject:** ResponseInformationRequest\_733Tuddenham  
**Importance:** High

## **Freedom of Information Act 2000 and Environmental Information Regulations 2004**

### **Part release of Information**

Dear Mr Tuddenham

I am writing to confirm that Norfolk County Council has now completed its search for the information you requested on 27 September 2010.

In accordance with the provisions of the Freedom of Information (FOI) Act 2000 and the Environmental Information Regulations 2004, I have now processed your request.

### **Your request and our response:**

***1. Any written matters placed before the GNDP Policy Group on the 5 year land supply revised methodology referred to in the June 2010 and 23 September 2010 meetings.***

#### **24 June 2010 meeting**

The 5 year land supply was referred to in the papers for the 24 June 2010 meeting - The Agenda and Papers for the meeting of 24 June 2010 are available on the GNDP website. The 5-year land supply is covered under item 6a. <http://www.gndp.org.uk/our-work/joint-core-strategy/evidence-base/> and referenced as item EIP47a : GNDP Policy Group Agenda and Reports 24 June 2010.

The minutes that show the discussion and resolution are also published on the GNDP website <http://www.gndp.org.uk/our-work/joint-core-strategy/evidence-base/> and referenced as EIP58 : GNDP Policy Group 24 June 2010 Minutes.

An extract from the minutes that covers the Joint Core Strategy (JCS) Strategy Next Steps (including the question on 5-year land supply) item is:

"6a) JCS Strategy: Next Steps

Phil Kirby presented item 6a on the agenda, on behalf of the GNDP Directors. He explained that the Appendix set out options for taking the strategy forward and highlighted that Option 2 – “to continue with “minor” textual changes to address demise of RSS” accorded with an earlier approach taken by the Policy Group. An alternative proposal for the policy on gypsies and travellers was presented to the Policy Group (attached to these minutes at Appendix 2). Members noted that this change required amendment to policy 4. The following comments were made during debate on this paper:



- Information had come to light indicating the possible abolition of the Regional Spatial Strategy (RSS) targets. Members noted that legislation would be needed to achieve this but the implications could be significant. It was suggested that work was needed now to determine the true size of the 5 year land supply from planning approvals in the GNDP area. An alternative suggestion was made, to advise the CLG of the GNDP's concerns and to request their urgent advice.
- A proposal was put that a letter be sent to the CLG setting out what the GNDP would expect to achieve from a review of the 5 year land supply of the area before further action by individual councils was taken. Having discussed the options and proposed amendment, members:

#### **RESOLVED:**

1. That Option 2 – “to continue with “minor” textual changes to address demise of RSS be agreed as the way forward for the JCS, subject to the insertion of revised text relating to gypsies and travellers (attached at Appendix 2).
2. That a letter be sent to the CLG from the Chairman of the Policy Group setting out what the GNDP would expect to achieve from a review of the 5 year land supply of the area before further action by individual GNDP councils was taken."

#### **23 September 2010 meeting**

The 5-year land supply is referred to in Item 4 Joint Core Strategy : Next Steps. The Agenda and papers for the meeting are on the GNDP Website <http://www.gndp.org.uk/our-work/joint-core-strategy/evidence-base/> referenced EIP 77 GNDP Policy Group Papers for 23 September 2010 - extract below:

"At the June meeting Members also discussed the assessment of 5 year land supply for housing. A revised methodology has been devised that is appropriate for local circumstances. This has been shared with CLG and the Minister's response will be reported orally."

#### ***2. The background report leading to devised revised methodology referenced in para 1.4 of the GNDP report of 23 September 2010 relating to the Joint Core Strategy.***

There was no background report issued prior to the meeting.

#### ***3. A note/record of the discussion which took place in respect of the oral report referred to in para 1.4 together with any decision/recommendation reached by the GNDP Policy Group at its meeting in June and on 23 September 2010.***

Minutes for the two meetings are on the GNDP website, as documented in our answer to point 1 of your request.

#### ***4 Copies of all correspondence between all parties involved and consulted on the process that led to the reports presented to both the June and on 23 September relating to the revised methodology referred to in particular the CLG and Ministers response.***

The response to the letter to Grant Shapps at Communities and Local Government (CLG) was expected from CLG in advance of the Policy Group meeting being held on 23 September. As it was not received the item was not discussed as there was nothing to



report. There has not been any reply to date. We will continue to seek a response; both the correspondence and the CLG response are intended for future publication on the GNDP website when received.

**5. In addition please provide me with a copy of the paper/report relating to the revised methodology devised by the GNDP referred to in Sandra Eastaugh representations relating to Planning Application Reference 2010/1241 on land north-west of Carpenters Barn Norwich Common Wymondham submitted to South Norfolk Council on 6 August 2010 on behalf of the GNDP.**

The reference to "*Sandra Eastaugh representations relating to Planning Application Reference 2010/1241 on land north-west of Carpenters Barn Norwich Common Wymondham submitted to South Norfolk Council on 6 August 2010 on behalf of the GNDP*" relates to a planning application received by South Norfolk from Barton Wilmore that the GNDP were invited to respond to. The 5-year land supply methodology has been sent to CLG for their thoughts/approval and when we receive a reply from CLG the letter to GLG and their response will be published on the GNDP website, as documented in our response to point 4 of your request.

As documented above some information is already intended for future publication and so we are not releasing it at this time. There is a specific exemption for this under FOI and I have included further details below for your information:

### **Exemption Applied - Section 22: Information intended for future publication**

Section 22(1) of the Freedom of Information Act 2000 provides a qualified exemption for release of information if it is intended for future publication. Information is exempt information if:

- the information is held by the public authority with a view to its publication, by the authority or any other person at some future date (whether determined or not)
- the information was already held with a view to such publication at the time when the request for information was made, and
- it is reasonable in all the circumstances that the information should be withheld from disclosure until the date referred to in paragraph (a).

### **Reason why the exemption applies**

The information documented in response to points 4 and 5 of your request is already intended to be published on a public website.

### **Public Interest Test Reasons**

The Council has completed its consideration of the public interest and has concluded that the public interest in maintaining this exemption outweighs the public interest in disclosure. The information in question was already planned to be put on the GNDP website prior to the request and will be once a response has been received from the CLG. The response will complete the information and give it context and will enable officers to make everything available at once and in one go, as they planned to do previous to the request.

You have the right of appeal through the Council's internal complaints procedure by setting out the grounds of your appeal in writing to the Freedom of Information Officer at:

Freedom of Information & Data Protection Unit  
The Archive Centre  
Martineau Lane  
Norwich NR1 2DQ

e-mail: [foi@norfolk.gov.uk](mailto:foi@norfolk.gov.uk)  
Telephone: 01603 222661

If you are dissatisfied after pursuing the complaints procedure, you may apply to the Information Commissioner under Section 50 of the Act for a decision whether your request for information has been dealt with in accordance with the requirements of Part I of the Act. Contact details as follows:-

Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire SK9 5AF  
Telephone 01625 545 700  
[www.informationcommissioner.gov.uk](http://www.informationcommissioner.gov.uk)

It would be helpful if you could quote the reference number **FOI 733** if you need to contact us again.

Yours sincerely

**Robert Hagon-Powley**  
Support Officer

Environment, Transport and Development  
01603 222186  
[bob.hagon-powley@norfolk.gov.uk](mailto:bob.hagon-powley@norfolk.gov.uk)

**Norfolk County Council**  
General enquires: 0344 800 8020 or [information@norfolk.gov.uk](mailto:information@norfolk.gov.uk)  
[www.norfolk.gov.uk](http://www.norfolk.gov.uk)

The information contained in this email is intended only for the person or organization named. If you have received this email in error please notify the system manager. Emails sent from and received by Members and employees of Norfolk County Council are confidential. Unless this email relates to Norfolk County Council business it will be regarded as confidential.

\_\_\_\_\_ Information from ESET Smart Security, version of virus signature database  
5545 (20101019) \_\_\_\_\_

The message was checked by ESET Smart Security.

<http://www.eset.com>

08/11/2010



---

This e-mail has been scanned for all viruses by Star. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit: <http://www.star.net.uk>

---

---

This e-mail has been scanned for all viruses by Star. The service is powered by MessageLabs.

---