

Craggs-GNDP's Joint Core Strategy

From: Robert Craggs [REDACTED]
Sent: 27 May 2010 01:40
To: Simon Programme Officer JCS
Subject: GNDP's Joint Core Strategy

Attachments: Phil Kirby Letter 18 May 10.pdf

From: Robert Craggs [REDACTED]
To: Simon Osborn Programme Officer JCS [REDACTED]

Dear Simon,

You may recall previous correspondence exchanged between us on the above subject. I attended the meeting at Kings Centre on 13 May and took detailed notes on what I heard and observed. The purpose of this note is two-fold:

1. To ask if there are official minutes of the Examination into the Joint Core Strategy for Broadland, Norwich and South Norfolk produced by the Greater Norwich Development Partnership and if I can have access to those minutes?

My reason for asking this is because it appears to me that there are differing versions or interpretations of what took place at this meeting and what the meeting actually constituted in terms of any restraint placed on the implementation of this JCS and it's constituent plans going ahead.

2. Phil Kirby has circulated a letter dated 18 May 2010 which I am attaching to this email informing people of exhibitions by way of an update about future growth in Broadland which appears to be in contempt if not inconsistent with, what the Inspectors stated about the need for alternatives to the JCS strategy that was presented and found wanting in so many areas and the likely need of further consultation with the public. In answer to a specific question on this Phil Kirby said that it would take about six months for such consultation to take place and that was after producing further information about cross referencing facts and prioritising the eighty critical points in the JCS that the Inspectors appeared to think was excessive by any standards. Eighty critical points by their own admission held the soundness of the plan in question. My understanding of that Exploratory Meeting was in fact that the Exploratory aspect of this Examination was postponed until September 2010 at the earliest when it would be recommenced in order to examine alternatives and see how different infrastructure features impacted on this strategy. The Pre-Hearing as I understand it has not even been heard and the Exploratory meeting is continuing. I therefore question why Phil Kirby is going ahead promoting a strategy that the Inspectors have clearly deemed to be flawed if not found wanting and also in the face of what was considerable opposition from a large and well informed audience that day.

I am also attaching an article from the Eastern Daily press published today entitled "It's business as usual for eco- town planners" which appears to endorse the perception of Phil Kirby and GNDP going ahead regardless of the Exploratory Meetings findings to-date.

You may well recall the obvious surprise expressed by Inspector Foster when a member of the audience complained about the lack of consultation on this entire JCS issue in terms of it being imposed on people and how this resonated with the audience. Inspector Foster directed a question on this very point to Phil Kirby whose excuse was in effect it had been imposed by the Eastern Region and a representative of that Eastern Region Council could not find words to deny this obvious fact.

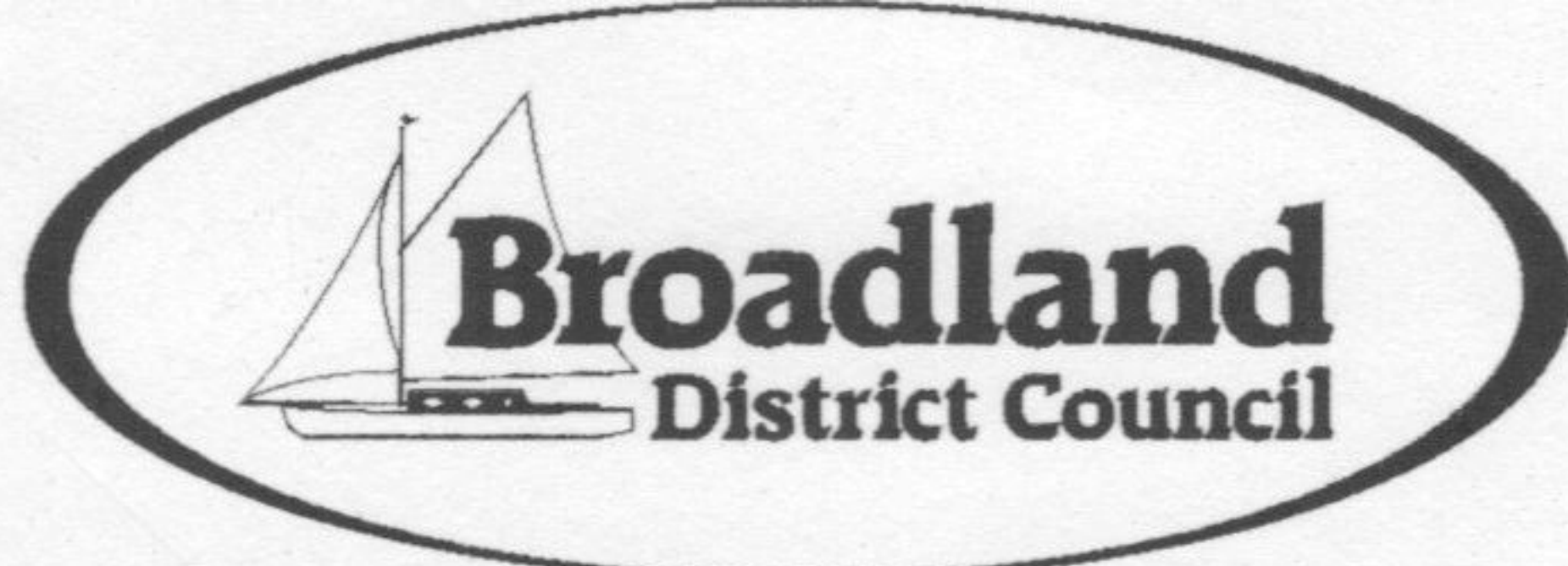
Now we are faced with Phil Kirby still going ahead with these plans in apparent complete defiance of the Inspectors let alone the public.

Perhaps you can clarify things for me?

I am sure that many others would like to see the minutes of that 13 May meeting and what the conclusions mean and how binding they are.

Yours faithfully,

Robert Craggs



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Our ref: PK/LDF
Date: 18 May 2010

Dear Sir/Madam,

Future Growth in Broadland - an update

We are currently preparing for significant growth in Broadland. The plans we are making are to find new sites for approximately 10,000 homes, which are to be built in Broadland by 2026. We want you to be involved in shaping these plans.

This letter seeks, firstly, to explain the progress the Council has made in planning for this growth, secondly the opportunities there will be for you to have your say on the plans and thirdly how you can keep up to date with any proposals.

When we talk about 'growth' we mean not only new homes, but also new jobs and other services and infrastructure to support them including improved public transport, schools, doctors surgeries, libraries and leisure facilities.

Plans for growth are being set out in the Local Development Framework. The Framework comprises several different documents, each dealing with a different aspect of planning in the District.

One of these documents is the Broadland, Norwich and South Norfolk Joint Core Strategy, which sets out the level of growth in terms of new homes and jobs, where they will generally be located, as well as which areas will be protected from development. It also sets out the supporting infrastructure we wish to deliver - necessary improvements to roads, new schools, doctors surgeries and other facilities and how they will be provided.

During the summer this Strategy will be examined by an independent inspector appointed by government to see whether it is sound and fit for purpose and, therefore, suitable to be our development management plan for the future.

The Joint Core Strategy proposes that the area to the north-east of Norwich, referred to as the Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle should be a focus for major growth within Broadland. At least 7,000 new homes should be built in the Triangle by 2026, rising to 10,000 by 2031. This includes 4,150 in the eco-community at Rackheath. As well as houses this will also include significant areas of employment, part of the Northern Distributor Route, public transport improvements and a range of new community facilities and green spaces.

Continued overleaf...

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We are preparing a Supplementary Planning Document (SPD) for the Growth Triangle that will provide the planning framework determining how the development can happen. Developers will be expected to follow this in producing their detailed planning applications within the area.

In July we will be holding a series of public exhibitions in and around the Growth Triangle to gather the public's views on how this area should look in the future. Following this the draft SPD will be published, on which we will again ask for your views in early 2011. All comments will be fully considered and any necessary amendments will be made before the document is finally adopted in mid 2011.

To reach the overall total of 10,000 homes by 2026 the Joint Core Strategy also proposes that new sites for a further 3,000 homes are found within the rest of Broadland. Of these, 2,000 are intended to be within the parishes closest to Norwich, with the remaining 1,000 in the market towns and smaller villages. We need to ensure that we find the most appropriate sites in Broadland for delivering these new homes and these will be set out in a Site Allocations Document.

Following last year's consultations we have considered the responses received and in June/July we will be asking you again for your views, this time on those sites that we think could be most suitable for future development. We would like to know if you agree with the 'shortlisted' sites, to see if we have got it right.

We will also be consulting on our Landscape Character Assessment of the District at this time, which we wish to make a further Supplementary Planning Document.

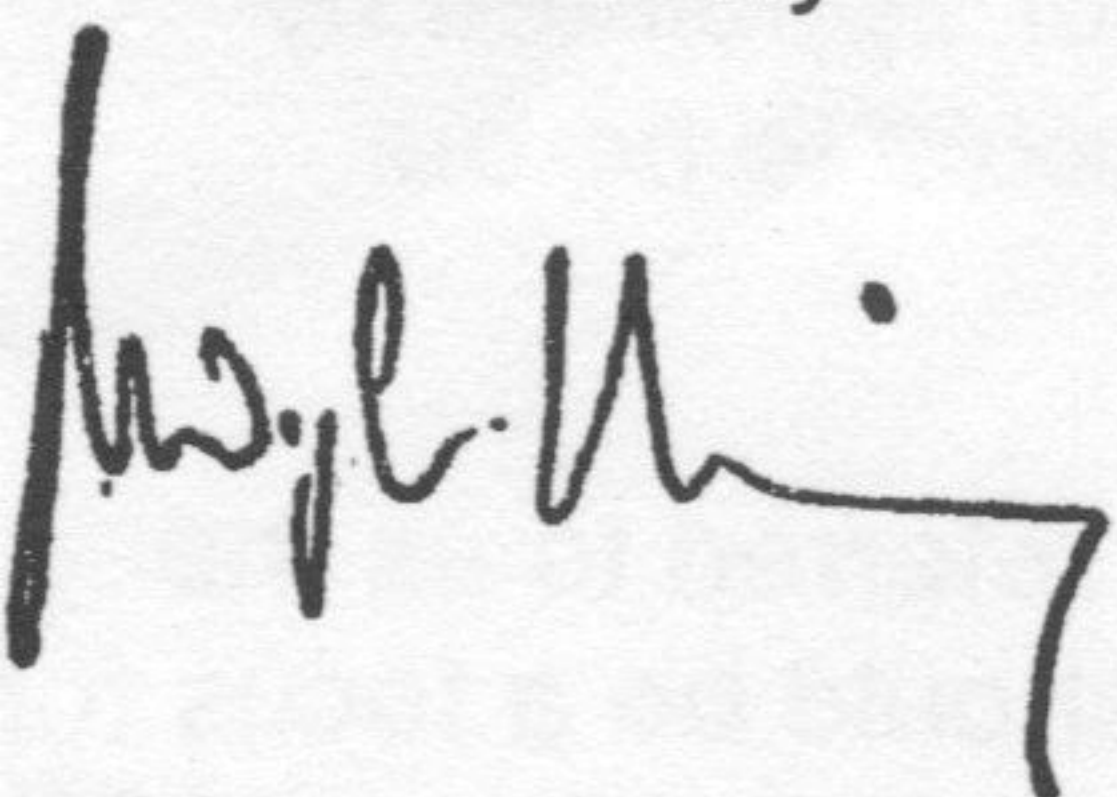
Details of upcoming exhibitions relating to these consultation events are set out on the enclosed leaflet and I would encourage you to get involved and give us your views.

I hope you have found this update useful. If you have any queries please contact the Council's Spatial Planning Team on (01603) 430567 or at ldf@broadland.gov.uk

Full details of the documents referred to above can be found at www.broadland.gov.uk

If you have not done so already you can also keep up to date with consultations on future growth by registering on our Consultation Portal (<http://broadland-consult.limehouse.co.uk/portal>). This sends you automatic email updates on consultation opportunities as and when they arise. If you do not have internet access, please write to me requesting to be notified of consultations and we will write to you with the information.

Yours sincerely



Phil Kirby
Strategic Director & Chief Planner

RACKHEATH

It's business as usual for eco-town planners

It is "business as usual" with regard to Rackheath's planned eco-town, despite uncertainty over its future under a new government, according to a council.

The council and developers working on the eco-town scheme, which will see more than 4,000 homes built in the area between Rackheath and Salhouse, say they are continuing to forge ahead.

Phil Kirby, Broadland's chief planner, said: "We are waiting for confirmation from the coalition government in respect of the eco-town programme.

"We have been speaking to people in the Department of Communities and Local Government and they haven't indicated that it is anything other than business as usual."

Mr Kirby said an early meeting had been requested with the new minister so that a case could be made for the programme to continue.

This week, Broadland District Council agreed to invite outside consultants to bid to carry out the professional planning function for the anticipated planning application for the "exemplar" development of the Rackheath eco-community, which will feature 200 homes.

The cost of it could be met by the Rackheath Eco-Community Growth Fund.

The council is also looking to work with the Building Research Establishment Trust (BRE) as a strategic partner in delivering the first phase of the eco-community and low-carbon sustainable development across the community.

The trust is the largest UK charity dedicated specifically to research and education in the built environment.

While this approach needs £100,000 to fund the BRE Trust work, finance portfolio holder Alan Mallett said this could be used from the Rackheath Eco-Community Growth Fund so the cost would not impact directly upon Broadland council tax payers.