

STATEMENT OF COMMON GROUND

ON BEHALF OF EASTON LANDOWNERS CONSORTIUM (8547)

MATTER 3C "THE OTHER MAJOR GROWTH LOCATIONS" (PARTS JCS POLICIES 9 AND 10)

GREATER NORWICH JOINT CORE STRATEGY

NOVEMBER 2010

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Introduction

- 1.1 This Statement has been prepared by Savills (L&P) Ltd on behalf of the Easton Landowners Consortium. This Consortium comprises Easton College, Royal Norfolk Agricultural Association, the Diocese of Norwich and the Rampton Property Trust, all of whom are landowners around Easton village.
- 1.2 The Consortium is promoting the expansion of Easton village in line with the Joint Core Strategy. Policy 9 of the Joint Core Strategy "Policy for Growth in the Norwich Policy Area" confirms 1,000 dwellings at Easton/Costessey.

Matter 3C "The Other Major Growth Locations (Parts JCS Policies 9 and 10)

- 1.3 Matter 3C is programmed to be the subject of a hearing on the 18th November 2010. The Easton Landowners Consortium (8547) is scheduled to appear in the context of the discussion on Easton/Costessey.
- 1.4 The Inspectors for the Examination have encouraged the submission of Statements of Common Ground where appropriate and in such a context we consider that it would be of benefit to the Inspectors for the Consortium to agree certain matters in advance where it is relevant to the matter under discussion.
- 1.5 To that end, Savills acting on behalf of the Consortium met with Greater Norwich Development Partnership (GNDP) on the 30th September to identify common issues which would be identified in such a Statement. In addition we have attended Hearing sessions of the Examination including affordable housing on the 10th November 2010.
- 1.6 Accordingly we have set out three matters where we understand GNDP and the Consortium agree.
- (1) The Consortium and GNDP share the same vision in terms of Easton/Costessey being identified as a location of growth. Policy 9 of the Joint Core Strategy acknowledges the need for a minimum of 21,000 dwellings through new allocations within the Norwich Policy Area of which 1,000 dwellings will come forward at Easton/Costessey. The Consortium also support a further 1,800 dwellings within South Norfolk as referred to in the policy, some of which could be directed to Easton/Costessey as a named growth location.

- (2) In terms of the delivery of 1,000 dwellings at Easton/Costessey, we agree with GNDP that the Norwich Northern Distributor Road is not linked in planning terms with any future growth at Easton, i.e. if the NDR is not delivered for any reason, then this does not affect the delivery of growth at Easton.
- (3) We agree with GNDP that Appendix 6 page 111 within the Joint Core Strategy concerning housing trajectory which specifically provides a total number of units within each of the identified development locations is to be considered purely as a guide and indicative for that reason. We consider that the indicative nature of Appendix 6 is appropriate since projecting the start of development, never mind the rates of which units are delivered every year, is never going to be a precise science. Whilst the Consortium have made submissions to suggest that development could come forward earlier than the 2014/2015 date then the clarity of the indicative nature of Appendix 6 is acknowledged.

Signed on behalf of Easton Landowners Consortium *Gardner* (Savills LLP Ltd)
Date... *12/11/10*

Signed on behalf of GNDP *[Signature]*

Date... *16.11.10*

T M Maynard (South Norfolk Council)