

Charles, Ruth

From: PO Services [REDACTED]
Sent: 20 July 2010 14:52
To: Joint Core Strategy
Subject: Inspectors questions to published changes

I will, of course, see you tomorrow but in the meantime the Inspector has a few questions about the changes you published yesterday.

He has two questions about the maps attached to FC10 (appendix 5).

1. Are the areas shown on the one headed 'Areas of green space' supposed to be identifying areas which all form absolute constraints and would be retained free of development? This is not clear.
2. As for the one headed 'constraints and opportunities for new development', it is not clearly explained which are the constraints and which the opportunities. If the brown, blue and uncoloured land represents the opportunities, are there enough such areas to reach a total of 10,000 dwellings within the context of coherently planned and related quarters?

Also, on p14 reference is made to AH being 'tenure blind'. What does this mean? AH is usually either social rented or intermediate. Is this what it means?

I look forward to hearing from you.

Yours

Simon Osborn

JCS Programme Officer

[REDACTED]

Please consider the environment. Do you really need to print this email?

29/07/2010

GNDP response to Inspector questions to published changes 20 July 2010

1. They are not all absolute, or of equal status. Outdoor recreation might for example be relocated. Ancient woodland clearly cannot. The historic parkland is not on the English Heritage Register, but is locally valued and its integrity should be protected - parts of it may however be able to offer potential for extremely attractive informal recreation to serve the growing communities, and to secure its future management. County wildlife sites are a local designation. Detailed investigation may indicate some parts are more sensitive than others, though it is expected that any development will not compromise their biodiversity value. Landscape value is a local designation, rather than a national one, and some parts may be "tradable" in the context of well designed development. "Green Space" is largely within the existing built area. Thus the constraints are relative, but are included to indicate how a basic framework exists which can help shape the development proposed. It may well incorporate much of the required green infrastructure, and could potentially provide space needed for sustainable drainage.
2. The Rackheath proposal promoted under the previous Government's Eco towns programme proposes 4145 houses, leaving a requirement for just under 5900 on the remaining land to achieve 10,000 in total. As noted above, the constraints relating to green areas are of differing severity, but these areas could accommodate green infrastructure or recreational facilities. Some well designed development may be acceptable on small parts of the local landscape designation where it results in a suitable built form. The airport safety zone is an absolute constraint as set out in Circulars but the noise contours are less absolute and some uses may be appropriate within them. Agricultural land quality is a relative constraint - there is virtually no land less than grade 3 in the area, though all the Grade 1 land in the area lies outside the triangle - and in the case of grade 2 land, the small area to the west of the proposed NDR may still be considered suitable for some form of development. It may be necessary to contemplate development on part of the area of grade 2 land near the airport, but some of this will be protected by reason of its proximity to the flight path and some is not currently in agricultural use. It is considered that there is sufficient land which is not affected by absolute constraints or where compensating provision can be made to accommodate the required scale of development.
3. The term 'tenure blind' was intended to indicate that the expectations in terms of quality and layout of housing would be the same regardless of whether the development was of market housing, or affordable housing, or whether the affordable housing was of intermediate tenure or social rented.