

Greater Norwich Development Partnership - Response to Inspectors' Possible Changes

Reference	Inspectors' Possible change	Local Authorities' Response	Reason
IC 1	Flexibility/resilience of the JCS in relation to the Northern Distributor Road	No comments to make	
IC2	<p><b>Policy 3</b> – reword the commencement of the policy as follows:</p> <p>‘Development in the area will, where possible, aim to minimise reliance on non-renewable high-carbon energy sources and maximise the use of sustainable construction technologies. To help achieve this:</p> <p>All development proposals of a minimum of 10 dwellings or 1,000sqm of non residential floorspace will be required (a) to include sources of on-site renewable energy providing at least 10% of the scheme’s expected energy requirements and (b) to demonstrate through the submission of a Sustainable Energy Statement whether or not there is viable scope for exceeding the minimum percentage provision on that site.</p>	<p>Policy 3 - amend the wording in paragraph 2:</p> <p>Replace "sources of on-site renewable" in clause (a) with "sources of decentralised renewable or low carbon energy ".</p>	<p>To comply with wording in PPS1 Climate Change Supplement paragraph 20. Gas powered, as well as biomass powered, Combined Heat and Power could provide an important sustainable energy source, particularly on medium scale developments, which it is important not to exclude. As provision near site is acceptable policy should not necessarily require provision on-site</p>

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<b>IC3</b>	Paras 5.13-5.18 replacement text	In Paragraph 5.14 amend the wording in the second sentence:  Replace "on-site renewable energy sources"  With "decentralised renewable or low carbon energy sources"	For consistency. Please see comment against IC2 above.
<b>IC4</b>	Appendix 8 (Monitoring Framework) third paragraph - change first and third columns to read "All new housing schemes of a minimum of 500 dwellings to reach Code for Sustainable Homes level 4 for water on adoption and level 6 (also for water) by 2015.	Appendix 8 (Monitoring Framework) third paragraph change first and third columns to read "All new housing to reach Code for Sustainable Homes level 4 for water on adoption and housing schemes of a minimum of 500 dwellings to reach level 6 for water by 2015."	To ensure that the monitoring requirements are consistent with the policy requirements suggested by the Inspectors in policy 3 as it would be following IC2
<b>IC5</b>	Appendix 9 (Glossary) – addition of 'Decentralised and renewable or low-carbon energy sources'	No comments to make	

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IC6	5.28A <u>It is difficult to estimate needs for affordable homes over the long term to 2026. However, based on the most recent assessment of housing need in the three Districts, there could be a requirement for there is a need in the plan area as a whole for about 11,860 dwellings over the period 2008 to 2026.....</u>	In 5.28 A after "11,860" insert the word "affordable"	Minor suggestion for clarity
IC6	..... <u>In turn this depends upon a wide range of specific site circumstances. Where a developer suggests.....</u>	In 5.29 lines 3 and 4 as suggested by the Inspectors "site specific" might be better than "specific site"	Minor suggestion for clarity
IC6	Deletion of text [5.28C as proposed by local authorities in earlier Focussed Changes ]	Retain para 5.28C [as it was in the focussed changes]	Deleting para 5.28C [as it was in the focussed changes], would remove any explanation of the threshold of 5 dwellings, which is less than the indicative threshold in para 29 of PPS3.
IC7	New Green Infrastructure map RF 25b	Labels for two green corridors (nos 8 and 9) have been transposed – these will be corrected for factual accuracy	Minor factual correction