

## **The Inspectors' Advertised Changes**

### **Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk**

#### **Changes to be advertised following the hearings**

**IC1 *Flexibility/resilience of the JCS in relation to the Northern Distributor Road (Supporting document IC 1)***

– the package of changes contained in GNDP document RF117 (that is, as modified from the version in RF97)

**IC2 *Policy 3 (No supporting document)***

– reword the commencement of the policy as follows:

‘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:

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.

In addition to the requirement above, detailed proposals for any major development (a minimum of 500 dwellings or 50,000sqm of non residential floorspace) will be required to demonstrate through the Sustainable Energy Statement that the scheme is meeting the maximum viable proportion of its expected energy requirements from ‘decentralised and renewable or low carbon energy sources’ (as defined in the glossary), making the most of any available local economies of scale.

All development proposals of a minimum of 10 or 1,000sqm of non residential floorspace will be required to demonstrate, through the submission of a Sustainable Construction Statement, that all viable and practicable steps have been taken to maximise opportunities for sustainable construction.’

Other Development Plan Documents.....’ (then as submitted)

**IC3 *Paras 5.13 to18 (No supporting document)***

– delete and replace as follows

‘5.13 The East of England Plan sets a target that 17% of the region’s energy should come from onshore renewable sources by 2017, while regional water efficiency targets require a 25% reduction in water use in new development compared with 2006 minimum standards and an 8% reduction in water use for existing housing.

5.14 Development in the area will keep track with any current national standards relating to renewable or low carbon energy generation and the use of sustainable building technologies. In the meantime, schemes of a minimum of 10 dwellings or 1,000sqm of non residential floorspace will be required to submit (a) Sustainable Energy Statements demonstrating that provision is made for at least 10% of the development's energy requirements to come from on-site renewable energy sources and (b) Sustainable Construction Statements showing that all viable and practicable steps have been taken to maximise opportunities for sustainable construction. In addition, the Sustainable Energy Statements for larger developments will need to show that the scheme meets the maximum viable proportion of its expected energy requirements from decentralised and renewable or low carbon energy, making the most of any available local economies of scale. Combined heat and power [CHP] and district heating/cooling networks may be the most cost effective ways of achieving these economies. Greater Norwich Development Partnership will promote local energy generation through the establishment of Energy Service Companies (ESCOs), possibly with community ownership.

5.15 Other Development Plan Documents and Supplementary Planning Documents will give further advice on these matters. These will use the relevant government definition of zero-carbon when this is available and adopted.'

IC4 ***Appendix 8 (Monitoring Framework) - (No supporting document)***

Make the following changes:

[New third row] – 'Decentralised and renewable or low carbon energy sources installed in developments [Local]/LA Environmental Services/Year on year percentage increase/LPA AMRs'

[Present fourth row] – delete

[Present fifth row] – 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'

IC5 ***Appendix 9 (Glossary) - (No supporting document)***

Add the following:

'Decentralised and renewable or low-carbon energy sources: Sources of energy that are renewable or low-carbon (or a combination of these) and locally based (on-site or near-site, but not remote off-site), usually on a relatively small scale. Decentralised energy is a broad term used to denote a diverse range of technologies, including micro-renewables, which can locally serve an individual building, development or wider community and includes heating and cooling energy.'

IC6 *Affordable Housing (Supporting document IC 6)*

Change FC1 as set out below:

[Second sentence] 'Affordable housing needs, and the necessary mix of tenures, will be monitored regularly in the light of updated needs assessments for the plan area. If necessary the requirements of this policy will then be formally reviewed. The proportion of affordable housing, and the mix of tenure sought will be based on the most up to date needs assessment for the plan area'

Change FC2 and FC3 by replacing paras 5.28, 5.28A, 5.28B, 5.28C and 5.29 as follows:

5.28 No change

5.28A 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 affordable homes with approximately 60% of these being social rented and 40% intermediate tenures from 2008 to 2026. This is derived from the annual net requirement for new affordable homes extrapolated over the plan period and the backlog existing at the time of the housing needs assessment, with allowance made for the affordable housing provided up to the base date of this strategy. This represents just over 33% of the total housing requirement set out in the table above. However, because of the expectation in Government guidance that current backlogs will be addressed early, the policy aim is to 'frontload' provision as much as possible, since the short term need for affordable housing is estimated to amount to 43% of overall provision. Regular monitoring of evolving need and provision will indicate whether or not this position has changed and may lead to a review of the policy.

5.28B [text moved from previous 5.28B and amended] The assessment of housing need also indicates that the current split of affordable tenures to meet need in the short term, taking into account the current backlog, is approximately 85% social rented/15% intermediate tenures, with the greatest need for social rented accommodation related to the Norwich urban area. Any need to adjust this short term target to realign it with currently-estimated longer-term needs, will be considered as part of the monitoring and possible review process referred to above. The overall target, policy target and balance of tenures will be kept under review in the light of updated information on housing need.

5.28BC ~~The most recent housing needs assessment for the three Districts indicates that, in the short term, 43% of overall housing need can only be met by affordable housing. The policy target of 40% for affordable housing on qualifying sites takes account of local experience which suggests that 40% is the maximum achievable on sites without subsidy in normal market conditions, the expectation within the Government's guidance that~~

~~current backlogs will be addressed in the short term, and the fact that not all sites will deliver the target percentage, for example because of viability issues or previous planning policies in the case of sites with permission at the base date. The policy target is for sites of 16 dwellings or more to provide for 40% affordable housing, with tapering arrangements requiring 20% in schemes of 5-9 dwellings and 30% on sites for 10-15 dwellings. The Drivers Jonas Deloitte study 2010 and subsequent outputs of the model have shown a reasonable prospect that these requirements are likely to be viable (without grant) in a significant proportion of cases in various market scenarios which may prevail over the course of the plan period. The assessment of housing need also indicates that the current split of affordable tenures to meet need in the short term, taking into account the current backlog, is approximately 85% social rented/15% intermediate tenures, with the greatest need for social rented accommodation related to the Norwich urban area. The overall target, policy target and balance of tenures will be kept under review in the light of updated information on housing need.~~

5.29 ~~It is recognised that affordable housing provisioned through this policy developer contributions in this way is dependent upon the overall viability of development. In turn this depends upon a wide range of specific site circumstances. Where a developer suggests that site viability does not permit full provision at the level required by the policy this position will need to be demonstrated by an open-book process before any agreement is made to reduce the proportion of affordable homes and/or amend the mix of tenures. In some instances providing 40% of affordable housing on-site will not be viable without public subsidy. A study of affordable housing viability has concluded that smaller sites in particular may not be viable if the full 40% were applied, but that in the market conditions prevailing in mid 2010 the 40% affordable housing target is achievable in a significant number of the scenarios modelled without social housing grant. Where possible, this proves not to be the case financial contributions from any available public funds such as a grant from the Homes and Communities Agency (HCA) will be sought to bring marginal or unviable schemes to viability. Where it can be demonstrated that the target requirement for affordable housing would make a site unviable in prevailing market conditions, taking into account policy aims relating to the environmental standards of homes, and there are insufficient public funds available to support affordable housing, a reduced proportion of affordable homes and/or an amended mix of tenures will be negotiated. In order to create mixed communities, affordable housing provided as part of a market development will be expected to be integrated within the site.~~

[No change to FC4]

**IC7 *New diagrams to replace that at p35 of the JCS (Supporting document IC 7)***

– the content of SC2 and SC4 and the diagrams which they introduce (RF25A and RF25B)