

B3 Does the amended concept statement provide sound guidance for the development? Are the content and objectives of the two maps in the concept statement effectively communicated, or does the key need to include *further explanation of the 'areas of green space'* and the 'constraints and opportunities for new development'

1. We would welcome some greater detail on the green space elements of the document – particularly in relation to the 'buffer' area proposed between the Rackheath eco-development and the Broads SAC/Broadland SPA/Broadland Ramsar, as a way of drawing visitor pressure away from the Broads. This is also essential mitigation for the HRA of the JCS to prevent disturbance to SPA breeding and over-wintering bird populations, by providing alternative recreational destinations. We understand, however, that the GNDP have produced a document providing more detail on green infrastructure implementation which may address this concern.

B9 What are the other critical infrastructure dependencies of the eco-town and the other component parts of the triangle? Are these parts divisible/indivisible in terms of these dependencies?

1. We consider the critical infrastructure for this area to be: green infrastructure; water supply and disposal infrastructure – as for all growth within the wider JCS area. However, from Natural England's remit, the pressures are greater in this area because of the quantum of growth proposed and its proximity to internationally designated sites within the Broads. There is a lack of clarity over the dependency of growth in this area on the provision of the Norwich Northern Distributor Road, and how much growth will be viable in the interim period before it is built. Anglian Water have also raised issues over sewerage pipe and pump capacity in this north east sector, which will require significant investment. In addition, the water cycle study for the north east sector (originally scoped for the higher standard of water neutrality required for the Rackheath ecotown) is looking at innovative solutions to water use in this area and should be used to inform decision-making and contribute to the water efficiency measures required by the whole quantum of growth.