

Greater Norwich Development Partnership Board

Minutes of a meeting of the **Greater Norwich Development Partnership Board** at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Thursday 24 May 2012** at **2pm** when there were present:

Cllr Andrew Proctor – Chairman

Cllr Brenda Arthur
Cllr Bert Bremner
Cllr Alan Waters
Cllr Derek Blake
Cllr John Fuller
Cllr Graham Plant
Alan Mallett

Officers

Phil Kirby
Andrea Long
Sandra Eastaugh
Mike Jackson
Jerry Massey
Graham Nelson
Gwyn Jones
Tim Horspole
Andy Radford
Sara Utting, Senior Committee Officer (Clerk)

Representing

Norwich City Council
Norwich City Council
Norwich City Council
South Norfolk Council
South Norfolk Council
Norfolk County Council
Broads Authority

Broadland District Council
Broads Authority
GND Partnership Manager
Norfolk County Council
Norwich City Council
Norwich City Council
Norwich City Council
South Norfolk Council
South Norfolk Council
Broadland District Council

Ben Binns, Programme Manager of the Centre for Built Environment, Adapt Low Carbon Group, UEA attended for Minute no: 21.

18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Stuart Clancy (BDC); Cllr Derek Murphy (Norfolk CC); Chris Starkie (New Anglia LEP); Cllr Ann Steward (Norfolk CC); Cllr Shaun Vincent (BDC) and Andy Wood (New Anglia LEP).

19 MINUTES

The Minutes of the meeting held on 15 March 2012 were confirmed and signed by the Chairman as a correct record.

20 JOINT CORE STRATEGY - UPDATE

Phil Kirby presented the report on the process to address the requirements of the High Court Order, including a provisional timetable. The issues to note were:

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- The Order specified that the parts of the Joint Core Strategy (JCS) concerned with the distribution of housing and related development within the Broadland part of the NPA should be remitted and treated as if they had been taken up to pre-submission publication. Therefore, they still had weight as a material consideration in the determination of planning applications but at a lower level.
- All other elements of the JCS remained adopted.

Work had commenced on the work to restore the JCS, as detailed in the report. In brief, this consisted of conducting a Sustainability Appraisal of the remitted text, taking into particular account the strategic growth in the north east growth triangle and the reasonable alternatives (if any) to such growth. The timetable was indicative only and had been drafted with the shortest possible timescales.

Having considered the sustainability appraisal work, the partner Councils must publish the remitted parts of the JCS and the other documents required at pre-submission stage, which included a sustainability appraisal report. In the event of any changes, a new round of plan making would be required. Interested parties would have the opportunity to make representations on the draft text and the Sustainability Appraisal response.

Mr Mallett expressed his concern at the implications of planning applications in the interim period, due to the delay, and how these possibly could result in “undesirable” development, particularly in the area of the Broads Authority. Phil Kirby responded that the difference in weighting only applied to the affected parts of the text which had been remitted (ie the Broadland part of the Norwich Policy Area). Broadland’s Cabinet had recently recommended an interim policy statement to address such circumstances (to be adopted by the Council in June) and therefore, this would best address the situation Mr Mallett had raised under the circumstances.

In response to a question on the significance of the areas of dispute between the GNDP and claimant not being accepted by the Judge, Phil Kirby advised that there were two points which had been disputed – one related to the enlargement of the Broadland Business Park (and this had **not** been included within the remitted text) and the second related to the housing numbers within the Broadland part of the NPA. These remained the same as far as the overall strategy was concerned: the issue subject of remission was the spatial distribution of the housing within the Broadland part of the NPA.

AGREED:

to note and endorse the approach.

21 PASSIVHAUS / ADAP+ PROJECT

The Board received a presentation by Ben Binns on the adap+ project (a copy of which was available on the GNDP website). The target was for all new homes to reduce their CO₂, with the 2013 legislation requiring all buildings meet the Part L standards. Passivhaus was a methodology for construction which involved super insulation of homes creating a “thermos flask” type effect. Currently, there was resistance from builders as it meant they had to build slightly differently than they were used to. However, there were positives through reduced costs and energy and also job creation. An example of a Passivhaus project was the Wimbish scheme by Hastoe Housing consisting of 14 social housing units, which had achieved a 90% reduction in their heating bills.

The UEA were undertaking their own Passivhaus building with local materials, eg Thatch, Chalk and Hemp. It was anticipated the UEA building would be the most sustainable building in the world.

In response to a question on retro-fitting existing properties, it was noted that this could be achieved but it was much better suited to new build at the moment.

Regarding cost differential compared to an ordinary style house, it was noted that the costs for the Hastoe Housing project were 16% higher but for the UEA building, it was expected to be delivered at the same cost. Broadland Housing Association was proposing a development of 240 flats which should be on a parity with normal build costs.

In response to a question on Code for Sustainable Homes (CSH) Code Levels, Mr Binns advised that, in effect, the buildings were at CSH 4.5. This was due to the fact that the Code related to not just energy but other elements, such as water and bio-diversity.

Mr Binns stressed that there were opportunities for local supply chains to be set up to deliver the products such as windows. These were currently imported and with some encouragement, new local businesses could be developed which would present opportunities to supply to Norfolk and the UK markets.

In conclusion, the Board thanked Mr Binns for his interesting presentation and in doing so, welcomed the business opportunities it had highlighted.

22 FINANCIAL ADVISOR SUPPORT

Andy Radford provided a brief verbal update on the financial advisor support since the last meeting. It was noted that modeling work had been done and a significant amount of work was in progress.

23 COMMUNITY INFRASTRUCTURE LEVY (CIL) – CONSULTATION UPDATE AND NEXT STEPS

Graham Nelson provided a verbal update on the progress with the draft charging schedules for Broadland, Norwich and South Norfolk Councils.

It was noted that each respective Council had considered their draft charging schedules between February and March. A total of 35 responses had been received to the consultation published on the GNDP website and the analysis of these was ongoing and would be presented to the Board's next meeting. Attention was drawn to the parallel with the JCS – which needed to be in place before the CIL could be operated. The GNDP had sought legal advice on the implications for the CIL of the delay with the JCS which concluded that the introduction of the CIL could be continued and the Planning Inspectorate had confirmed they would be satisfied with that approach.

Each partner Council's Cabinet and Council would be asked to agree the introduction of CIL during mid-July for submission by the end of July, examination in September and adoption as early as November. It would be mid 2013 at the earliest before any revenue was actually received.

The Board noted the progress made and the importance of CIL to the delivery of infrastructure.

24 GROWING PLACES FUND

Due to the non-availability of both the New Anglia LEP representatives, this item was deferred until the next meeting.

25 DATE OF NEXT MEETING

AGREED:

to note the date of the next meeting at 21 June 2012 at 2pm (to be held at County Hall).

The meeting closed at 2.40pm