

**Joint Core Strategy for Broadland, Norwich and South Norfolk:
 Schedule of retained Focussed Changes and proposed Soundness changes arising from the Examination in Public
 hearings 9 November 2010 – 9 December 2010.**

Reference	Page No.	Paragraph/ Policy	Proposed Change	Reason for Change
Retained Focussed Changes				
FC 1	Page 41	Policy 4	<p>In Policy 4, delete:</p> <p>Affordable housing</p> <p>A proportion of affordable housing, including an appropriate tenure-mix, will be required on site in accordance with the most up-to date needs assessment for the plan area, for sites of five or more dwellings (or 0.2 hectares or more). At the adoption of this strategy the target is 40% based on the most recent assessment.</p> <p>In negotiating the proportion and tenure of affordable housing, account will be taken of site characteristics and the economic viability of provision. Where viability is an issue financial support will be sought via public subsidy, such as through the Homes and Communities Agency (HCA).</p> <p>At appropriate settlements, sites that would not normally be released for housing will be considered for schemes that specifically meet an identified local need for affordable homes. Such schemes must ensure that the properties are made available in perpetuity for this purpose.”</p>	<p>To clarify the policy approach, and give more emphasis to the recognition that housing development viability is critical to the delivery of affordable houses on mixed tenure developments, taking into account the study of affordable housing viability undertaken by Drivers Jonas Deloitte. To clarify that where viability of the development is shown to be at risk, negotiations will include consideration of reducing the overall amount of affordable housing sought, and the balance of tenures within the affordable housing to restore the viability of the</p>

Reference	Page No.	Paragraph/ Policy	Proposed Change	Reason for Change
			<p>Replace with</p> <p>Affordable housing</p> <p>A proportion of affordable housing, including an appropriate tenure mix, will be sought on all sites for 5 or more dwellings (or 0.2 hectares or more). The proportion of affordable housing, and mix of tenure sought will be based on the most up to date needs assessment for the plan area. At the adoption of this strategy the target proportion to meet the demonstrated housing need is:</p> <ul style="list-style-type: none"> • On sites for 5-9 dwellings (or 0.2 – 0.4 ha), 20% with tenure to be agreed on a site by site basis (numbers rounded, upwards from 0.5) • On sites for 10-15 dwellings (or 0.4 – 0.6 ha), 30% with tenure to be agreed on a site by site basis (numbers rounded, upwards from 0.5) • On sites for 16 dwellings or more (or over 0.6 ha) 40% with approximate 85% social rented and 15% intermediate tenures (numbers rounded, upwards from 0.5) <p>The proportion of affordable housing sought may be reduced and the balance of tenures amended where it can be demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable in prevailing market conditions, taking account of the availability of public subsidy to support affordable housing.</p> <p>At appropriate settlements, sites that would not normally be released for housing will be considered for schemes that</p>	<p>scheme. To clarify that, as part of the consideration of viability, the potential for public subsidy will be investigated.</p>

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			specifically meet an identified local need for affordable homes. Such schemes must ensure that the properties are made available in perpetuity for this purpose.”	
FC 2	Page 44	Policy 4, Supporting text	<p>In paragraph 5.29, delete the following text</p> <p>“In some instances providing 40% affordable housing on-site will not be viable, without public subsidy. In such circumstances a financial contribution, such as a grant from the Homes and Communities Agency (HCA), will be sought. In order to create mixed communities, affordable housing provided as part of a market development will be expected to be integrated within the site.”</p> <p>Replace with</p> <p>“It is recognised that affordable housing provided through developer contributions in this way is dependent upon the overall viability of development. In some instances providing 40% 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% target 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 this proves not to be the case financial contribution, such as a grant from the Homes and Communities Agency (HCA), will be sought. 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,</p>	To take account of the proposed focussed change FC1 and the conclusions of the Assessment of Affordable Housing Viability undertaken by Drivers Jonas Deloitte.

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			<p>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.”</p>	
FC 3	Page 44	Policy 4, supporting text	<p>In paragraph 5.28 delete the following</p> <p>“Affordable housing is defined as ‘housing provided for rent, sale or shared equity at prices permanently below the current market rate, which people in housing need are able to afford’. The EEP has a regional target for 35% of all housing to be affordable and recognises higher targets may be required locally. The findings of the most recent housing needs assessment for the three districts indicates that 43% of overall housing need can only be met by affordable housing. Experience locally shows that 40% is the maximum achievable on sites without subsidy, in normal market conditions. A large amount of residential development is expected to take place on smaller sites in both urban and rural locations. If the PPS3 threshold of 15 dwellings were to be applied then a further significant undersupply of affordable dwellings would result. Consequently, in order to make realistic inroads into the identified need and provide affordable housing across a wide range of sites 40% affordable housing will be sought on all sites of 5 units or more.</p> <p>Replace with</p> <p>5.28 Affordable housing is defined as ‘housing provided for rent, sale or shared equity at prices permanently below the current market rate, which people in housing need are able</p>	<p>To take account of the Government’s intended revocation of the Regional Spatial Strategy (East of England Plan) and to introduce a plan wide target for the provision of affordable housing into the plan which meets the requirements of PPS3 that the provision of affordable housing should meet the needs of current and future occupiers taking into account the Strategic Housing Market Assessment. The requirement that account should be taken of viability and likely levels of finance available is recognised in FC1 and FC2, but in a volatile market, such factors are</p>

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			<p>to afford’.</p> <p>5.28A Based on the most recent assessment of housing need, there is a need in the plan area as a whole for about 11,860 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 houses 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.</p> <p>5.28B 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, of the Government’s basic needs assessment model 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 assessment of housing need also indicates that the current split of affordable tenures required 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</p>	<p>hard to quantify in the long term. To take account of the findings of the affordable housing viability study undertaken by Drivers Jonas Deloitte</p> <p>NB Bold amendments made following Focussed Change consultation:</p> <p>*For consistency with the proposed policy taking into account the graduated target on small sites</p> <p>**Correction of wording</p>

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			<p>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.</p> <p>5.28C A large amount of residential development is expected to take place on smaller sites in both urban and rural locations. If the PPS3 threshold of 15 dwellings were to be applied then a further significant undersupply of affordable dwellings would result. Consequently, in order to make realistic inroads into the identified need and provide affordable housing across a wide range of sites a proportion of affordable housing will be sought on all sites of 5 units or more.”</p>	
FC 4	44	Policy 4, supporting text	At end of Paragraph 5.30 add “On the evidence of recent achievements and the programme schemes in mid 2010, this is likely to produce about 1170 affordable homes between 2008 and 2026, though this is subject to the availability of funding.”	To give an indication of the potential contribution of Exceptions sites to meeting local housing need.
FC 6	44-45	Policy 4, supporting text	<p>a) Delete paragraph 5.32, and replace with</p> <p>“A partial revision to the East of England Plan in 2009 set requirements for the provision of pitches to meet the needs of Gypsies and Travellers in accordance with the requirements of Government Circular 01/2006. The target set was for 58 net additional pitches across the GNDP area to be provided by 2011. Beyond this the East of England Plan set an approach to longer term provision based on extrapolation which equated to a need for an additional 78 pitches between 2012-2026. The targets up to 2011 were broadly supported by the Greater Norwich Development Partnership authorities who considered</p>	To take into account the Government’s intention to abolish the Regional Spatial Strategy, to substitute an appropriate locally supported target, and to indicate a mechanism for updating the target. The intention to abolish the Regional Spatial Strategy makes the explanation in

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			<p>them reasonable in the light of the Norfolk wide Gypsy and Traveller Accommodation Needs Assessment undertaken in July, 2007. However, beyond 2011 the proposed approach was disputed and the local authorities consider this level of need would be better determined by updated local evidence. It should be noted that a pitch represents a family unit and may therefore accommodate more than one caravan. On average about 1.7 caravans occupy each pitch. Since 2006, 11 pitches have been permitted or completed in Broadland, 14 in South Norfolk and an application for a further 3 is pending in Norwich."</p> <p>b) Delete Paragraph 5.35</p>	Paragraph 5.35 unnecessary.
FC 7	45	Policy 4, Para 5.36	<p>Delete paragraph 5.36, and replace with</p> <p>"There is a large existing site for Travelling Show People in Norwich, which is fully occupied, and local evidence suggests there is a need for further accommodation. Each plot will need to include room for vehicles providing accommodation and also for the maintenance and storage of fairground rides and equipment."</p>	To take into account the Government's intention to abolish the Regional Spatial Strategy, and to substitute an appropriate locally supported target.

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Proposed Soundness Changes				
SC 1	32	Policy 1	<p>Policy changes:</p> <p>a) Remove both instances of the word “significant” from paragraph 1 of column 2 of Policy 1.</p> <p>b) Insert new paragraph 2 in column 2 of policy 1: “Development likely to have any adverse effect on nationally designated sites and species will be assessed in accordance with national policy and legislation.”</p>	8
SC 2	33	5.6	<p>Amend paragraph 5.6 last sentence</p> <p>an ecological network as illustrated by the map on page x which includes:</p> <p>Amend last bullet to “corridors and stepping stones through green infrastructure improvements”</p> <p><i>Add new map Biodiversity Enhancement Areas (RF25a)</i></p>	8
SC 3	34	5.8	<p>a) Delete word “significant” from last sentence.</p> <p>b) Insert new sentence at end of paragraph 5.8.</p> <p>“These internationally designated sites are protected under the Habitats Regulations. To reflect the findings of the Habitats Regulation Assessment of the JCS, the policy places a particular focus on their protection in relation to water quality, water resource and visitor pressures.”</p>	8

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
SC 4	34 and 35	Additional paragraph following 5.8	<p>Insert paragraph after 5.8 to refer to Green Infrastructure map.</p> <p>“A proposed green infrastructure network (see map) for the whole Greater Norwich area has been identified to inform more detailed policies elsewhere in LDFs and the green infrastructure priority areas supporting growth locations set out on page 69.”</p> <p>Delete diagram on page 35 and insert new diagram to replace it: <i>Proposed Green Infrastructure Network (RF25b)</i></p>	8
SC 5	37	Paragraph 5.12	Amend the sentence beginning “Initially” to read: At least a “silver standard” will be expected. Though achieving the highest level is not a policy requirement, it is anticipated that over time an increasing proportion of development will achieve the “gold standard”	8
SC 6	39	Paragraph 5.16	<p>For clarity</p> <p>a) After the word “contributions” insert “through Section 106”</p> <p>b) Insert new sentence at end of paragraph 5.16 “In the circumstances where viability is a concern in relation to the energy policy requirements, applicants will need to demonstrate this through “open book accounting” similar to that set out for affordable housing.”</p>	8
SC 7	38	Policy 3	<p>Policy changes:</p> <p>Make soundness related changes to policy 3</p> <p>First paragraph:</p> <p>Replace “renewable energy” with “decentralised and renewable or low carbon energy”</p>	

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
			<p>Bullet point 1;</p> <p>Replace “dedicated, contractually linked renewable sources” with “dedicated decentralised and renewable or low carbon energy sources”</p> <p>Replace “renewable energy infrastructure” with “decentralised and renewable or low carbon energy infrastructure”</p> <p>Bullet point 2:</p> <p>Replace “renewable sources” with “decentralised and renewable or low carbon energy sources”</p>	
SC 8	42	Policy 4	<p>a) Amend last sentence of final paragraph from: “These will be located on sites within the Norwich urban area, or if sites within the urban area cannot be identified, close to it.” To: “These will be located on sites within the Norwich urban area, or if sites within the urban area cannot be identified, with easy access to it.”</p> <p>b) Add additional paragraph at end of Policy 4 to read: “The Government has signalled its intention to revoke the Regional Spatial Strategy. When this is enacted new targets for permanent residential and transit pitches for the period after 2011 will be set, based on local evidence.”</p>	FC 5 not proceeded with but current status of RSS still necessitate s amendmen t
SC 9	49	5.44	Add sentence: “The corridor currently protected (100m either side of the centre line of the current scheme) and the associated Postwick Hub will be shown on the Broadland District Council adopted Proposals Map”	1b
SC 10 a	56	Policy 9	<p>Clarify smaller sites allowance and re-order bullets for clarity delete existing policy.</p> <p>Revise text in first column preceding paragraph commencing, “Transport infrastructure required to implement NATS...” to read: “The Norwich Policy Area (NPA) is the focus for major growth and</p>	10

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			<p>development.</p> <p>Housing need will be addressed by the identification of new allocations to deliver a minimum of 21,000 dwellings distributed across the following locations:</p> <ul style="list-style-type: none"> • Norwich City Council area: 3,000 dwellings • Old Catton, Sprowston, Rackheath and Thorpe St Andrew growth triangle: 7,000 dwellings by 2026, continuing to grow to around 10,000 dwellings eventually • Easton/Costessey: 1,000 dwellings • Cringleford: 1,200 dwellings • Hethersett: 1,000 dwellings • Long Stratton: 1,800 dwellings • Wymondham: 2,200 dwellings • Broadland smaller sites in the NPA: 2,000 dwellings • South Norfolk smaller sites in the NPA and possible additions to named growth locations: 1,800 dwellings <p>Allocations to deliver the smaller sites in Broadland and South Norfolk will be made in accordance with the settlement hierarchy and local environmental and servicing considerations.</p> <p>All of the numbers above show the minimum number of dwellings to be delivered in each location.”</p>	
SC 10 b	56	Add to 2 nd bullet relating to employment locations (i.e. UEA/ NRP)	<p>Add text:</p> <p>“In view of the specific nature of the employment sought in this location, including the need to dovetail with the aims of significant and diverse existing institutions, detailed proposals will be developed through the preparation of development plan documents”</p>	EIP79

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
SC 11	57	New paragraph after 6.5	<p>Insert new paragraph after paragraph 6.5 to explain the means of providing for the smaller sites allowance to say,</p> <p>“The smaller sites allowance is intended to provide a balance between site sizes and locations to encourage flexibility and the shorter term delivery of new housing. The locations of the smaller sites will be decided in accordance with the settlement hierarchy defined in paragraphs 6.2 and 6.3. The smaller sites will be less than the 1000 dwellings or more identified at strategic growth locations, and will reflect the scales of development provided for at each level of the settlement hierarchy described in policies 12, 14, 15 and 16. The allocations will be dependent upon the availability and suitability of sites proposed through the Site Specific Policies and Allocations Development Plan Document production process, and will reflect the form, character and services capacities of each locality. “</p>	10
SC 12	62	Policy 10, Old Catton, Sprowston, Rackheath, Thorpe St Andrew growth triangle	<p>Amend second sentence of first paragraph to read:</p> <p>“Delivery of the growth triangle in its entirety is dependent on the implementation of the Northern Distributor Road. “</p>	GNDP response (RF97) to Inspectors question (RF75)
SC 13	63	Policy 10, Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle bullet 2	<p>Amend 2nd bullet from “a district centre based around an accessible ‘high street’ and including a new library, education and health facilities. The development will also require new local centres”</p> <p>To</p> <p>“a district centre based around an accessible ‘high street’ and including a new library, education and health facilities. This may be provided by building on the proposed centre at Blue Boar Lane or by the creation of a second district centre elsewhere in the Growth Triangle. The development will also require new local centres”.</p>	6

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
SC 14	63	Policy 10, Old Catton, Sprowston, Rackheath, Thorpe St Andrew growth triangle	<p>Insert additional sentence into final paragraph of column 2 to read:</p> <p>“A single co-ordinated approach will be required across the whole area. <i>This will be provided through the preparation of an Area Action Plan (or any future equivalent process)</i>. More detailed masterplanning will be required for each quarter.”</p>	GNDP response (RF97) to Inspectors question (RF75)
SC 15	66-67	Paragraph 6.18	<p>Amend paragraph from:</p> <p>“To implement the JCS significant highway improvements are required at the Longwater (A1074), Thickthorn (A11) and Harford (A140) junctions on the A47 Norwich Southern Bypass. Completion of the Northern Distributor Road and improvements to Postwick junction are a fundamental requirement for growth and the implementation of the remainder of the Norwich Area Transportation Strategy including public transport enhancements. Completion of a bypass is a pre-requisite for the scale of growth identified in Long Stratton.”</p> <p>To:</p> <p>“To implement the JCS significant highway improvements are required at the Longwater (A1074), Thickthorn (A11) and Harford (A140) junctions on the A47 Norwich Southern Bypass. Completion of the Northern Distributor Road <i>is fundamental to the full implementation of this Joint Core Strategy. In particular it is necessary to allow significant development in the growth triangle and the full implementation of the remainder of the Norwich Area Transportation Strategy. The completion of appropriate improvements at Postwick junction would allow for some development in the Old Catton, Sprowston, Thorpe St Andrew growth triangle in advance of the NDR (see supporting text for Policy 20)</i>. Completion of a bypass is a pre-requisite for the scale of growth identified in Long Stratton.”</p>	GNDP response (RF97) to Inspectors question (RF75)

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
SC 16	68	After paragraph 6.23	<p>Add additional new paragraph to supporting text to clarify Policy 10, first paragraph, second sentence</p> <p>The Policy provides for new communities and a wide range of development. Consequently the provision of new services and infrastructure will also have wider benefits for existing communities. The Policy aims in this respect do not require developers to directly fund existing deficiencies</p>	
SC 17	74	Policy 12	Following policy second paragraph reading “Throughout the suburban area and fringe parishes opportunities will be sought:”, insert new bullet point to become the first bullet point to read, “to identify land to contribute towards the smaller sites allowance set out in Policy 9”	10
SC 18	79	Settlement Hierarchy map	Revise Key label “Norwich Urban Area” to read “Norwich Urban Area including urban fringe parishes” and relocate to the head of the settlement hierarchy beneath new heading “ Settlement Hierarchy” with roads and railway symbols moved to form part of general map key, in order to give added clarity to the complete hierarchy	10
SC 19	80	Policy 14	first paragraph/ second line - delete “broadly”	10
SC 20	80	Paragraph 6.43	<p>Amend final sentence to read “The KSCs with more limited services and lacking a secondary school have the lowest housing allocations, i.e. Blofield, Brundall and Hingham.”</p> <p>Add a new paragraph following 6.43 to read, “Where a range is specified, the scale of new development is expected to be within the range. In exceptional circumstances, a range may be exceeded where it can clearly be demonstrated that the resulting development would respect the form and character of the settlement and bring sustainability benefits for the existing population as well as providing for new residents. This might, for example, be through improved</p>	10

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
			local facilities, or connections to them, or through meeting other defined local needs.”	
SC 21	81	6.51	<p>Delete the last sentence, “Improvements to sewage treatment works may require phasing.”</p> <p>Revise the fourth sentence to read, “New development of 100-200 dwellings is proposed to 2026 which may require the small scale expansion of all local schools.”</p>	10
SC 22	84	Policy 15	<p>Add footnote (in separate box) as below:</p> <p>“This policy will necessitate a number of changes to the adopted proposals maps for South Norfolk. New settlement limits will be needed for Alburgh, Bergh Apton, Bramerton and Carleton Rode.</p> <p>These will be defined through the preparation of the South Norfolk Site Specific Proposals Development Plan Document”</p>	EIP79
SC 23 a	85	6.58	Last sentence – delete wording “Service villages in the NPA may also be considered for additional allocations” and replace with, “Further allocations may be considered in Service Villages in the NPA “	10
SC 23 b	85	6.59	Delete second sentence	10
SC 24	86	Policy 16	<p>Add footnote (in separate box) as below:</p> <p>“N. B. This policy will necessitate a number of changes to the adopted proposals maps for Broadland and South Norfolk. New settlement limits will be needed for Aldeby, Burgh St Peter, Caistor St Edmund, Claxton, Colton, Denton, Flordon, Forncett St Mary, Great Melton, Hardwick, Hedenham, Keswick, Ketteringham, Langley Street Marlingford, Shotesham, Starston, Swainsthorpe, Tibenham, Tivetshall St Margaret, Tivetshall St Mary, Toft Monks, and Topcroft Street.</p> <p>These will be defined through the preparation of the South Norfolk Site Specific Proposals Development Plan Document</p>	

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
			A limited number of existing settlement limits shown on the adopted proposals maps for Broadland and South Norfolk will be deleted. This applies to Felthorpe, Honingham, Upton, Ranworth, Wacton, Weston Longville and Woodbastwick. The policy change making this necessary will take effect on adoption of the Joint Core Strategy”	
SC 25	89	Policy 19, point 3.	Delete text and replace with: The large village and district centres of: Acle, Coltishall, Hethersett, Hingham, Loddon, Long Stratton, Poringland and Reepham, and within the Norwich urban area at Aylsham Road, Drayton Road, Bowthorpe, Dereham Road, Eaton Centre, Earlham House, Larkman centre, Plumstead Road, Old Catton and Dussindale (Thorpe St Andrew). New district centres/high streets to be established at Blue Boar Lane, Sprowston and Hall Road, Norwich. The Old Catton, Sprowston, Rackheath, Thorpe St. Andrew Growth Triangle will be served by a district centre. This may be provided by building on the proposed district centre at Blue Boar Lane or the creation of a second district centre elsewhere in the Triangle as determined through the Area Action Plan for the Growth Triangle.	
SC 26	89	6.74	Add sentence to end of paragraph. “This may be through building on the proposed centre at Blue Boar Lane or the creation of a second district centre elsewhere in the Growth Triangle. This will be determined through the Area Action Plan for the area”.	6
SC 27	90	Policy 20	Replace Policy 20 with the following text:	4 and GNDP response (RF97) to Inspectors question (RF75)

Implementation and Monitoring

Policy 20 applies to the whole strategy area

Policy 20 Implementation

A coordinated approach will be taken to the timely provision and ongoing maintenance of infrastructure, services and facilities to support development.

Provision will be achieved through:

- contributions towards strategic infrastructure from all residential and commercial development, made through the introduction of an area wide community infrastructure levy plus appropriate Section 106 contributions for site specific needs. Until such a time as a local CIL is introduced, all contributions will be made through Section 106 in line with current legislation and national policy, including the pooling of contributions.
- maximising mainstream Government funding sources including the Homes and Communities Agency, Local Transport Plan, Growth Point Funding, Regional Funding Allocation and Community Infrastructure Funding and other new funding streams, including European funding sources
- co-ordination with the investment programmes of other public bodies e.g. National Health Service
- capital investment by utilities companies through their asset management plans to their regulator which identify the capital investment required
- innovative approaches to capital investment based on forecast future revenue
- consideration of other potential funding mechanisms

Local Planning Authorities and the County Council will make use, where necessary, of their legal powers to bring about strategically significant development, including compulsory purchase.

Future maintenance of the infrastructure provided will be achieved either through adoption by a public body with maintenance

payments, where appropriate, or other secure arrangements such as the establishment of a local infrastructure management body.

Implementation of this Joint Core Strategy will depend on the co-ordinated activities of a number of agencies. It is essential that necessary infrastructure is provided in a timely manner related to the needs of new development. The precise timing will be carried out through reviews of the delivery programme, but the underlying principles will be to provide attractive, sustainable communities, to avoid placing an undue strain on existing services and to ensure that residents of new developments do not form patterns of behaviour which ultimately threaten the viability of new services.

Infrastructure that is essential to secure sustainable development will include:

- appropriate transport infrastructure including the implementation of NATS and the construction of the NDR and improved public transport
- affordable or supported housing
- social infrastructure, including education, healthcare, police and emergency services, community facilities
- local and renewable energy generation
- water conservation measures
- sustainable drainage systems (SuDS)
- strategic sewers
- open space and green infrastructure, including habitat creation, pedestrian and cycle links, allotments, recreation facilities, parks, trees, hedgerows, woodland and landscaping
- utilities, including waste management/ recycling/composting facilities
- street furniture
- public art

The developers of strategic growth areas will be required to enter into an ongoing commitment to support community development to bring about a genuinely sustainable community including fostering the growth of community and voluntary organisations.

7.1 This Joint Core Strategy has been formulated on the basis of implementing the major growth in housing and employment so that they are coordinated with relevant infrastructure, services and facilities. It is not the intention of this JCS to permit housing growth to outstrip and be developed in advance of supporting employment and a full range of hard and soft infrastructure.

7.2 The delivery vehicle for co-ordination, prioritisation and management, including contributions and funds, is the Greater Norwich

Development Partnership (GNDP). The GNDP will develop and manage a delivery programme supporting the implementation of this Joint Core Strategy in partnership with stakeholders. The programme will be implemented through the Local Investment Plan and Programme (LIPP) or any successor delivery plan, and will be regularly updated. The key elements of the programme are set out in the draft Implementation Framework in Appendix 7.

- 7.3 Significant and timely investment will be required to implement the JCS. Developer contributions will be sought through a combination of a Community Infrastructure Levy (CIL) and planning obligations. The CIL will apply to both residential and commercial development. Until a locally derived CIL has been implemented local authorities in the Greater Norwich area will continue to use planning obligations through S106, including pooling when appropriate and in accordance with current practice and legislation.
- 7.4 The CIL will be set at a level that does not undermine the viability of development. Studies identify that the cost of required infrastructure is likely to exceed expected income from all sources. The GNDP will address the implications of any funding gap for the infrastructure delivery programme, including prioritisation and seeking additional funding from government. It will seek to maximise investment from mainstream public sector funding and explore innovative ways to fund infrastructure investment. Other funding streams might include:
- The New Homes Bonus
 - Tax Increment Financing (TIF)
 - Regional Growth Fund
- 7.5 It is the GNDP's intention to submit a charging schedule in accordance with the regulations. The GNDP will regularly review the infrastructure needs of this Joint Core Strategy and development values, updating the charging schedule as necessary. Between these reviews, the CIL will be index-linked as set out in the regulations.
- 7.6 The GNDP will expect utility providers to ensure that their asset management plans take full account of the infrastructure needed to accommodate the development proposed in this JCS.

Monitor and Manage

- 7.8 The monitoring framework in Appendix 8 includes performance indicators and targets to assess how the Joint Core Strategy's objectives are being met. Some of these indicators are core output indicators, which the Government require us to collect. The other local indicators have been developed to address matters relevant to this area. Many of the indicators derive from the Sustainability Appraisal.
- 7.9 Contextual indicators are also used. These illustrate wider objectives such as for health and education. A Local Area Agreement has been established in Norfolk and a set of 35 indicators prioritised reflecting the key local concerns relating to the area's well being. These indicators are published separately.
- 7.10 The Greater Norwich Development Partnership will publish an Annual Monitoring Report (AMR). The AMR is a check on the performance of the Joint Core Strategy and gives the opportunity to adjust policies and review objectives and to revise the Local Development Scheme. The outcomes will inform the need for reviews of the LIPP, this JCS and other Local Development Documents.

Review

- 7.11 The Joint Core Strategy is dependent on significant investment in supporting infrastructure. New development will contribute to this. However, the provision of infrastructure beyond that normally provided as part of the development will need the active co-operation of and investment by other agencies. These include utility companies, health care providers, central and local government, the Highways Agency and rail providers. Every effort will be made to ensure appropriate and timely supporting infrastructure is delivered. In the event of a critical shortfall, the Joint Core Strategy will be reviewed.

Contingency

- 7.12 The GNDDP will be working to bring forward all growth proposals and associated infrastructure as early as possible to maximise delivery and flexibility. This will be facilitated by engagement with developers to understand opportunities, overcome constraints and maximise development potential without compromising quality.
- 7.13 There is no phasing of growth in the JCS beyond that imposed by the provision of infrastructure. At the time of adoption the

provision of most critical elements of infrastructure is not expected to be a significant constraint. However, there remains some uncertainty around the timing of the delivery of the Northern Distributor Road (NDR). The NDR is fundamental to overall delivery of housing and employment growth in the Broadland part of the NPA and to significant parts of NATS including high-quality public transport in the northern part of the urban area. At the base date of the JCS there is a significant housing commitment that is unaffected by infrastructure constraints. Delay in delivering the NDR does not prevent JCS provision of housing or employment development within Norwich City or South Norfolk Council areas, or existing housing commitment in Broadland as demonstrated in Appendix 7. Indeed, market pressures are likely to bring forward development in these locations in this scenario. The existing commitment and the range and scale of growth proposals across the JCS area provide significant flexibility to bring forward growth in those locations unaffected by infrastructure constraints.

- 7.14 In late 2010 proposals for Postwick were significantly advanced. The scheme and associated development has planning permission and the design of the layout of the junction has been agreed by the Highways Agency. The Postwick Hub and the Northern Distributor Road are in the DfT Development Pool and the funding decision will be announced by the end of 2011. The NDR will be subject to a separate statutory planning process.
- 7.15 The Postwick Hub can be delivered as a separate scheme and is not necessarily dependent on DfT funding. Contributions from all of the following sources may be used to secure delivery:-
- DfT development pool (decision due by end of 2011)
 - Existing Growth Point funding
 - Pooled Section 106 (until replaced by CIL)
 - CIL (expected to be introduced late 2011)
 - Local Authorities' capital funding programmes
 - New Homes Bonus
 - Tax Increment Financing
 - Other funding streams
- 7.16 The existing commitment of 1400 dwellings in the Sprowston Fringe can take place without improvements to Postwick Junction. Subject to acceptable improvements to Postwick Junction (Postwick Hub or a suitable alternative) there is significant potential for further development in the growth triangle before there is confirmation of the timing of delivery of the NDR. The table below summarises the current understanding of this potential.

Location	Level of growth supported by current evidence	Constrained development
Growth Triangle	At least 1600 dwellings (plus 200 exemplar at Rackheath prior to Postwick junction improvements)	New employment allocation at Rackheath
Smaller sites in Broadland NPA	Delivery of the smaller sites allowance will be dealt with on a site by site basis	
Broadland Business Park	Development of existing allocation and new allocation (approx 18ha incl c50,000m2 B1)	
Airport area		New employment allocation

- 7.17 Broadland District Council is committed to preparing an Area Action Plan (AAP) for the growth triangle. As part of the preparation of this AAP there will be an investigation of the potential to enable further growth over and above that shown in Table 1 above, in advance of confirmation of timing of the NDR. This analysis would need to cover capacity of all local infrastructure (not just road capacity), the implications of particular sites, and the nature of development proposed. It will be essential that the growth is delivered in accordance with the overall strategy, taking into account its wider impact across the Norwich area, including a full range of infrastructure provision, services and high-quality public transport, walking and cycling.
- 7.18 Development beyond the pre-NDR threshold established through the AAP process will not be possible without a commitment to the NDR. If there is no possibility of the timely construction of the NDR, a complete review of the JCS would be triggered.

Reference	Page No.	Paragraph/Policy	Proposed Change	Matter no.
SC 28	112	Appendix 7	Replace with Appendix 3 of EIP 84, suitably updated with GI projects identified in Policy 10, waste water and police services. Appendix on following page.	4

Appendix 7: Implementation Framework and Critical Path

The framework lists infrastructure required to facilitate development promoted in this JCS. It is early work and is not intended to be an exhaustive or precise list of the entire infrastructure that will be needed by 2026. Additional infrastructure will be needed beyond this date, including in the growth triangle where 3,000 dwellings are proposed after 2026. The GNDP will manage a delivery programme supporting the implementation of this Joint Core Strategy. The programme will be developed through the Local Investment Plan and Programme (LIPP). As decisions are made locally and nationally on prioritisation and funding of infrastructure, the content, phasing and priorities of this list will be amended accordingly. This will happen via the LIPP process which will be subject to regular review.

The definition of the three levels of priority is derived from the Greater Norwich Infrastructure Needs and Funding Study (INF 1; in particular see Page 194) but expands the Study’s definition to explicitly recognise the differential impact on the overall strategy. Consequently, the categories are:

Priority 1 Infrastructure is fundamental to the strategy or must happen to enable physical growth. It includes key elements of transport, water and electricity infrastructure and green infrastructure requirements from the Habitats Regulation Assessment. Failure to deliver infrastructure that is fundamental to the strategy would have such an impact that it would require the strategy to be reviewed. This particularly applies to the NDR and the associated package of public transport enhancement. The sustainable transport requirements of the strategy and much of the development to the north of the built up area is dependent on these key elements of NATS.

Priority 2 Infrastructure is essential to significant elements of the strategy and required if growth is to be achieved in a timely and sustainable manner. Failure to address these infrastructure requirements is likely to result in the refusal of planning permission for individual growth proposals, particularly in the medium term as pressures build and any existing capacity is used up.

Priority 3 Infrastructure is required to deliver the overall vision for sustainable growth but is unlikely to prevent development in the short to medium term. The overall quality of life in the area is likely to be poorer without this infrastructure. Failure to address these infrastructure requirements is likely to result in the refusal of planning permission for individual growth proposal.

Table 1 shows a housing trajectory extract with Priority one infrastructure constraints. The thresholds indicated mark the point at which we currently have some certainty about the level of growth that can be supported. Depending on site characteristics, the nature of proposed development and other infrastructure constraints, these points may not be absolute barriers to further growth. Moreover some points mark the beginning of phased implementation over a number of years.

Table 2 – Infrastructure Framework shows infrastructure requirements to support growth across the JCS period.

Table 1: Housing Trajectory Extract with Priority 1 Infrastructure

	Short Term							Medium Term							Long Term						Total Units	Ave Build rate				
	2011/12		2012/13	2013/14	2014/15		2015/16		2016/17		2017/18	2018/19		2019/20		2020/21		2021/22	2022/23	2023/24				2024/25	2025/26	
Infrastructure ref		T2a				T5		T14 T17		T1	G16 G17			T3		SP1 T7		U3		U5 U6	SP13					
Rackheath	180		230	230	230		230		230			230	230		230		230	230	230			230	230	3400	227	
Remainder of NE Growth Triangle					125		225		350			350	350		350		350	350	350			350	350	3850	321	
Cumulative total	180		410	640	995		1450		2030			2610	3190		3770		4350		4930	5510	6090		6670	7250	7250	
Norwich City				250		250		250		250	250		250		250		250	250	250			250	250	3000	250	
Cumulative total				250		500		750		1000	1250		1500		1750		2000	2250	2250			2500	2750	3000		
Long Stratton										50	140		230		230		230	230	230			230	230	1800	250	
Cumulative total										50	190		420		650		880	1110	1340			1570	1800	1800		
Wymondham				185		185		185		185	185		185		185		185	185	185			185	165	2200	183	
Hethersett				50		90		175		175	175		175		100		60							1000	125	
Cringleford				0		50		100		125	125		125		125		125	125	125			125	50	1200	109	
Cumulative total				235		560		1020		1505	1990		2475		2885		3255	3565	3875			4185	4400	4400		
Easton/Cosstessey				50		90		175		175	175		175		100		60							1000	125	
Cumulative total				50		140		315		490	665		840		940		1000							1000		
Additional Smaller Sites Around Broadland NPA*				170		170		170		170	170		170		170		170	170	170			170	130	2000		
Sites Around South Norfolk NPA				150		150		150		150	150		150		150		150	150	150			150	150	1800		
Existing NPA Commitment	1572		1813	1437	943		821		652		449	172												7859		
Cumulative Existing NPA Commitments	1572		3385	4822	5765		6586		7238		7687	7859		7859		7859		7859	7859	7859				7859	7859	15718
Projected Housing Total	1752		2043	1667	2153		2261		2437		2309	2122		2040		1890		1810	1690	1690			1690	1555	29109	
Cumulative NPA Commitments and Planned	1752		3795	5462	7615		9876		12313		14622	16744		18784		20674		22484	24174	25864			27554	29109		

* Until the NDR is in place the full number of dwellings proposed on smaller sites in Broadland may not be able to be provided. This will depend on individual site circumstances.

Red – public transport/transport related constraints
 Blue – water related constraints
 Pink – electricity related constraints
 Green – selected green infrastructure projects

Table 2 – Infrastructure Framework

Infrastructure Framework: Priority 1 projects 2008 - 2016
<i>The base date for the Strategy is 2008. This table includes projects from 2008 - 2011 (the adoption of the Strategy) and 2011 - 2016 (the first 5 years of delivery post adoption)</i>

Waste Water

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
SP1	Sewerage upgrade - solutions subject to ongoing discussions with Anglian Water	Rackheath	Developer	tba	Developer/ AW provision	2016	Water Cycle Study Stage 2: B
SP3	Whitlingham Upgrade (Option 1)	Whole GNDP area	Anglian Water	42.9	AMP	2016	Water Cycle Study Stage 2: B
SP4	Whitlingham Upgrade (Option 2)	Norwich	Anglian Water	5	AMP	2016	Water Cycle Study Stage 2: B
SP5	Wymondham upgrade (Option 2)	Wymondham	Anglian Water	13.8	AMP	2016	Water Cycle Study Stage 2: B
SP6	Rackheath (Option 2)	Rackheath	Anglian Water	48	AMP	2016	Water Cycle Study Stage 2: B

Potable Water

Water supply is adequate for growth in the short-term. Supply will require enhancement in the longer term, Anglian Water are committed to finding a solution by 2012. Solutions will be funded through the AMP process.

Green Infrastructure

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
GI 15	Enhance public access to Yare Valley and Bawburgh Lakes	Overall scale of growth	Local Authorities/ Developer	tba	Local authority/ Developer contributions	2016	Green Infrastructure Delivery Plan
GI 16	Retention and re-creation of Mousehold Heath to the surrounding countryside	Overall scale of growth in particular Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Local Authorities/ Developer	tba	Local authority/ Developer contributions	2016	Green Infrastructure Delivery Plan
GI 17	Broads Buffer Zone	Overall scale of growth in particular Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Local Authorities/ Developer	tba	Local authority/ Developer contributions	2016	Green Infrastructure Delivery Plan

Electricity

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
U1	New primary sub-station on existing site (Hurricane Way)	Expansion of the employment area - airport business park	EDF energy	5.5	70% AMP • 30% Developer contributions	2016	Infrastructure Needs and Funding Study 2009

Transportation

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
T1	Norwich Northern Distributor Road	Overall scale of growth in particular Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle • Broadland: Smaller sites in the NPA (2000 dwellings) • Norwich Area Transportation Strategy including delivery of BRT • Broadland Business Park • Airport employment allocation	Norfolk County Council	106.2	DFT £67.5m • Growth Point • Developer Contributions • Norfolk County Council	2016	NATS
T2a	Postwick Junction improvements	Overall Scale of Growth. Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle • Broadland: Smaller sites in the NPA (2000 dwellings) • Norwich Area Transportation Strategy including delivery of BRT • Broadland Business Park • Airport employment allocation	Norfolk County Council	19	DfT • Growth Point 3.5 • Developer contributions	2016	NATS

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
T2b	Postwick Park and Rice Junction improvements	Overall Scale of Growth. Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle • Broadland: Smaller sites in the NPA (2000 dwellings) • Norwich Area Transportation Strategy including delivery of BRT • Broadland Business Park • Airport employment allocation	Norfolk County Council	6	Developer contributions	2016	NATS
T4 & T17	Thickthorn junction improvement including bus priority and park and ride improvements	Wymondham, Hethersett and Cringleford Growth Locations	Norfolk County Council/ Highways Agency	30	Developer contributions	2016 (scheme expected to be phased)	NATS
T5	Longwater junction improvements	West Growth Location	Norfolk County Council/ Highways Agency	30	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS
T6	Norwich Research Park transport infrastructure phase 1	Norwich Research Park	Norfolk County Council/ Highways Agency	5	Growth Point • Developer contributions	2016	NATS
T7	Grapes Hill bus improvements	Overall Growth	Norfolk County Council	0.18	Growth Point/ EEDA	Delivered	NATS
T7	Bus improvements Newmarket Road	Wymondham, Hethersett and Cringleford • Norwich Area Transportation Strategy including delivery of BRT	Norfolk County Council	0.4	Growth Point	Delivered	NATS
T7	City Centre bus improvements phase 1	Overall Growth	Norfolk County Council/ Norwich City Council	1	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
T8	Bus Rapid Transit via Fakenham Road - A1067 - Phase 1	Broadland Fringe Growth (subject to location of growth)	Norfolk County Council/ Norwich City Council	2.5	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS
T9	Bus Rapid Transit via Dereham Road - Phase 1	West Growth Location	Norfolk County Council/ Norwich City Council	1.25	Growth Point	2010 - 2011	NATS
T10	Bus Rapid Transit via Yarmouth Road - Phase 1	Broadland Business Park Expansion	Norfolk County Council/ Norwich City Council	2.5	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS
T11	Bus Rapid Transit via Salhouse Road and Gurney Road - Phase 1	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Norfolk County Council/ Norwich City Council	1.8	1.8 Eco-community PoD • Developer contributions	2016	NATS
T12	Bus Rapid Transit via Norwich airport A140 to City Centre - Phase 1	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Norfolk County Council/ Norwich City Council	2.5	Norfolk County Council • DfT • Growth Point • Developer contributions	2011-2016	NATS
T13	Bus priority route via Hethersett Lane/ Hospital/ Norwich Research Park/ University of East Anglia/ City Centre	Wymondham, Hethersett and Cringleford Growth Location & NRP	Norfolk County Council/ Norwich City Council	2.7	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
T14	Bus priority route via B1172 phase 1	Wymondham, Hethersett Growth Location	Norfolk County Council/ Norwich City Council	1.7	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS
T15	Development Link Broadland Business Park to Salhouse Road	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Developer Lead	2.5	Developer contributions	2016	NATS
T16	Bus priority - approach to Harford Junction	Long Stratton Growth Location	Norfolk County Council/ Highways Agency	2	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS
T18	Pedestrian / Cycle links to Longwater	West Growth Locations	Norfolk County Council	1.5	Norfolk County Council • DfT • Growth Point • Developer contributions	2016	NATS
N/A	Lady Julian Bridge	NATS • City Centre	Norwich City Council	2.58	Growth Point • S106 • EEDA	Delivered	NATS
N/A	Barrack Street ring-road improvement works	Overall Growth	Norfolk County Council/ Norwich City Council	1.3	Growth Point	Delivered	NATS

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
N/A	St Augustine's Gyratory	Norwich Area Transportation Strategy including delivery of BRT • City Centre bus enhancements	Norfolk County Council/ Norwich City Council	3.49	Growth point 2.42 • LTP 1.04 • S106 .03	2010	NATS
	Totals			341.30			

Infrastructure Framework: Priority 1 projects 2016 -2021

The base date for the Strategy is 2008. This table includes projects from 2008 - 2011 (the adoption of the Strategy) and 2011 - 2016 (the first 5 years of delivery post adoption)

Waste Water

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
SP1	Sewerage upgrade - solutions subject to ongoing discussions with Anglian Water	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Developer	TBA	Developer/ AW provision	2021	Water Cycle Study Stage 2b
SP2	Sewerage upgrade - solutions subject to ongoing discussions with Anglian Water	Hethersett, Cringleford, Easton/ Costessey	Developer	TBA	Developer/ AW provision	2021	Water Cycle Study Stage 2b
SP7	Whitlingham Upgrade (Option 1)	Whole GNDP area	Anglian Water	14.4	AMP	2021	Water Cycle Study Stage 2b
SP8	Whitlingham Upgrade (Option 2)	Norwich	Anglian Water	0.8	AMP	2021	Water Cycle Study Stage 2b
SP9	Wymondham upgrade (Option 2)	West growth locations	Anglian Water	22.4	AMP	2021	Water Cycle Study Stage 2b

Potable Water

Water supply is adequate for growth in the short-term. Supply will require enhancement in the longer term, Anglian Water are committed to finding a solution by 2012. Solutions will be funded through the AMP process.

Electricity

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
U2	New primary substation on new site (Norwich Airport north)	Expansion of the employment area - airport business park • Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	EDF energy	6.3	Developer contributions	2021	Infrastructure Needs and Funding Study
U3	New grid sub-station on existing sites (Norwich East)	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	EDF energy	17	100% AMP	2021	Infrastructure Needs and Funding Study

Green Infrastructure

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities. All potable water improvements are delivered through the AMP process and are not included in this table.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
GI 15	Enhance public access to Yare Valley and Bawburgh Lakes	Overall scale of growth in particular Wymondham, Hethersett and Cringleford Growth Locations	Local authorities/ Developers	tba	Local authorities/ Developer contribution	2021	Green Infrastructure Delivery Plan
GI 16	Retention and re-creation of Mousehold Heath to the surrounding countryside	Overall scale of growth in particular Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Local authorities/ Developers	tba	Local authorities/ Developer contribution	2021	Green Infrastructure Delivery Plan
GI 17	Broads Buffer Zone	Overall scale of growth in particular Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Local authorities/ Developers	tba	Local authorities/ Developer contribution	2021	Green Infrastructure Delivery Plan

Transportation

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment and Utilities). All potable water improvements are delivered through the AMP process and are not included in this table.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
T3	Long Stratton bypass A140 including improvement at Hempnall cross-roads	Long Stratton Growth Locations	Developer / Norfolk County Council	20	Developer contributions	2021	Developer
T6	Norwich Research Park transport infrastructure phase 2	Norwich Research Park	Norfolk County Council/ Highways Agency	8	Growth Point • Developer contributions	2021	NATS
T7	Bus priority - approach to Harford Junction	Overall Growth	Norfolk County Council	2	Developer contributions	2021	NATS
T7	City Centre bus improvements phase 1	Overall Growth	Norfolk County Council/ Norwich City Council	2.6	Growth Point • LTP • Developer contributions	2021	NATS
T7	City Centre bus improvements phase 2	Overall Growth	Norfolk County Council/ Norwich City Council	6	Growth Point • LTP • Developer contributions	2021	NATS
T8	Bus Rapid Transit via Fakenham Road - A1067 - Phase 2	Broadland Fringe Growth	Norfolk County Council/ Norwich City Council	5	Norfolk County Council • DfT • Growth Point • Developer contributions	2021	NATS
T9	Bus improvements Dereham Road phase 2	West Growth Locations	Norfolk County Council/ Norwich City Council	2.6	Growth Point • Developer contributions	2021	NATS
T10	Bus Rapid Transit via Yarmouth Road - Phase 2	Broadland Business Park Expansion	Norfolk County Council/ Norwich City Council	5	Norfolk County Council • DfT • Growth Point • Developer contributions	2021	NATS

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
T11	Bus improvements via Salhouse Road and Gurney Road phase 2	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Norfolk County Council/ Norwich City Council	2.6	Developer contributions • Rackheath PoD	2021	NATS
T12	Bus Rapid Transit via Norwich airport A140 to City Centre - Phase 2	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Norfolk County Council/ Norwich City Council	5	Norfolk County Council • DfT • Growth Point • Developer contributions	2021	NATS
T15	Development Link Broadland Business Park to Salhouse Road	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Norfolk County Council/ Norwich City Council	2.5	Developer contributions	2021	NATS

Totals	122.20
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Infrastructure Framework: Priority 1 projects 2021 -2026

The base date for the Strategy is 2008. This table includes projects from 2008 - 2011 (the adoption of the Strategy) and 2011 - 2016 (the first 5 years of delivery post adoption)

Waste Water

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Dependencies	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
SP1	Sewerage upgrade - solutions subject to ongoing discussions with Anglian Water	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Developer	tba	Developer/ AW provision	2026	Water Cycle Study Stage 2 B
SP2	Sewerage upgrade - solutions subject to ongoing discussions with Anglian Water	Hethersett, Cringleford, Easton/ Costessey	Developer	tba	Developer/ AW provision	2026	Water Cycle Study Stage 2 B
SP10	Whitlingham Upgrade (Option 1)	Whole GNDP area	Anglian Water	4.3	AMP	2026	Water Cycle Study Stage 2 B
SP11	Whitlingham Upgrade (Option 2)	Norwich	Anglian Water	0.4	AMP	2026	Water Cycle Study Stage 2 B
SP12	Wymondham upgrade (Option 2)	West growth locations	Anglian Water	0.5	AMP	2026	Water Cycle Study Stage 2 B
SP13	Sewerage upgrade - solutions subject to ongoing discussions with Anglian Water	Long Stratton	Anglian Water	Tba	AMP	2026	Water Cycle Study Stage 2 B

Potable Water

Water supply is adequate for growth in the short-term. Supply will require enhancement in the longer term, Anglian Water are committed to finding a solution by 2012. Solutions will be funded through the AMP process.

Electricity

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Dependencies	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
U4	New primary substation on new site (Sprowston / Rackheath)	Old Catton, Sprowston, Rackheath, and Thorpe St Andrews growth triangle	EDF energy	4.3	Developer contribution	2026	Infrastructure Needs and Funding Study 2009
U5	Replacement of transformers and switchgear in existing site (Hapton)	Long Stratton	EDF energy	2.53	83% AMP • 17% Developer contributions	2026	Infrastructure Needs and Funding Study 2009
U6	Replacement of transformers and switchgear in existing site (Wymondham)	SW Growth location	EDF energy	2.53	67% AMP • 33% Developer contributions	2026	Infrastructure Needs and Funding Study 2009

Green Infrastructure

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Dependencies	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
GI 16	Retention and re-creation of Mousehold Heath to the surrounding countryside	Overall scale of growth in particular Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle		tba		2026	Green Infrastructure Delivery Plan

Transportation

The table below lists the Priority 1 infrastructure requirements to deliver the Joint Core Strategy. The categories of infrastructure that are viewed as Priority 1 are Transport, Green Infrastructure (relating to the Habitats Regulations Assessment) and Utilities.

Ref	Scheme	Dependencies	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
T7	City Centre bus improvements phase 3	Overall Growth	Norfolk County Council/ Norwich City Council	6	Norfolk County Council • DfT • Growth Point • Developer contributions	2021 - 2026	NATS
T8	Bus Rapid Transit via Fakenham Road - A1067 - Phase 3	Broadland Fringe Growth	Norfolk County Council/ Norwich City Council	2.5	Norfolk County Council • DfT • Growth Point • Developer contributions	2021-2026	NATS
T9	Bus improvements Dereham Road phase 3	West Growth Location	Norfolk County Council/ Norwich City Council	2.6	Growth Point • LTP • Developer contributions	2021 - 2026	NATS
T10	Bus Rapid Transit via Yarmouth Road - Phase 3	Broadland Business Park Expansion	Norfolk County Council/ Norwich City Council	2.5	Norfolk County Council • DfT • Growth Point • Developer contributions	2021-2026	NATS
T11	Bus improvements via Salhouse Road and Gurney Road phase 3	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Norfolk County Council/ Norwich City Council	0.6	Rackheath PoD • Developer contributions	2021 - 2026	NATS
T12	Bus Rapid Transit via Norwich airport A140 to City Centre - Phase 3	Old Catton, Sprowston, Rackheath, and Thorpe St Andrew Growth triangle	Norfolk County Council/ Norwich City Council	2.5	Norfolk County Council • DfT • Growth Point • Developer contributions	2021-2026	NATS
Totals				31.26			

Infrastructure Framework: Priority 2 projects 2008-2016

Education

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates	Source
ED3	60 place pre-school	Norwich City	Norfolk County Council	0.54	Developers	2011	Infrastructure Needs and Funding Study
ED4	60 place pre-school	Norwich City	Norfolk County Council	0.54	Developers	2016	Infrastructure Needs and Funding Study

Healthcare

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure. The Health Authority will take a flexible approach to the provision of hospital beds. Locations will be determined by the Health Authority at a later date. It is presumed funding will come through the AMP.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates	Source
HC1	GPs Surgery (3 GPs)	Norwich City	Health Authority	1.03	Health Authority	2011	Infrastructure Needs and Funding Study
HC2	Dentists surgery (4 Dentists)	Norwich City	Health Authority	1.25	Health Authority	2016	Infrastructure Needs and Funding Study

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates	Source
HC6	Expansion of existing facilities (2 GPs and 2 Dentists)	Broadland Elsewhere	Health Authority	0.9	Health Authority	2016	Infrastructure Needs and Funding Study
HC12	Expansion of existing facilities (7 GPs and 7 Dentists)	South Norfolk Elsewhere	Health Authority	3.5	Health Authority	2016	Infrastructure Needs and Funding Study
HC13	Hospital bed requirements	Overall scale of growth	Health Authority	10	Health Authority	2016	Infrastructure Needs and Funding Study

Green infrastructure

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure. Green infrastructure projects are being assessed following completion of the Green Infrastructure Delivery Plan. Open space will be planned in relation to each growth location and planned in line with development.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates	Source
N/A	Wensum River Parkway	Overall scale of growth	HEART/ Norwich City Council	0.07	Growth Point	Delivered	Green Infrastructure Steering Group
N/A	Catton Park visitor centre and park improvements	Overall scale of growth	Catton Park Trust/ Norfolk County Council	0.37	Growth Point	Delivered	Green Infrastructure Steering Group
N/A	Whitlingham Country Park Access Improvements	Overall scale of growth	Norfolk County Council	0.12	Growth Point	Delivered	Green Infrastructure Steering Group
N/A	Wooded ridge	Overall scale of growth	Norwich City Council	0.04	Growth Point	Delivered	Green Infrastructure Steering Group

GI 1-14	Green infrastructure projects and open space	Overall scale of growth	Various	tba	Local authorities <ul style="list-style-type: none"> • Developers contributions • Other funding sources to be identified 	2016	Green Infrastructure Steering Group
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Totals				18.36			
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Infrastructure Framework: Priority 2 projects 2016-2021

Education

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
ED1	60 place pre-school	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	0.54	Developer contribution	2021	Infrastructure Needs and Funding Study
ED1	60 place pre-school (co- location with community space)	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	0.54	Developer contribution	2021	Infrastructure Needs and Funding Study
ED1	2FE primary with integrated 60 place nursery	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	5.14	Developer contribution	2021	Infrastructure Needs and Funding Study
ED1	2FE primary with integrated 60 place nursery	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	5.14	Developer contribution	2021	Infrastructure Needs and Funding Study
ED5	2FE primary with integrated 60 place nursery	Norwich City	Norfolk County Council	5.14	Developer contribution	2021	Infrastructure Needs and Funding Study
ED5	2FE primary with integrated 60 place nursery	Norwich City	Norfolk County Council	5.14	Developer contribution	2021	Infrastructure Needs and Funding Study
ED7	30 place pre-school	Wymondham	Norfolk County Council	0.285	Developer contribution	2021	Infrastructure Needs and Funding Study
ED7	2FE primary with integrated 60 place nursery	Wymondham	Norfolk County Council	5.14	Developer contribution	2021	Infrastructure Needs and Funding Study
ED7	60 place pre-school	Hethersett	Norfolk County Council	0.54	Developer contribution	2021	Infrastructure Needs and Funding Study
ED7	60 place pre-school	Easton	Norfolk County Council	0.54	Developer contribution	2021	Infrastructure Needs and Funding Study

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
ED9	1400 secondary school with 280 sixth form places co-located with 4 x indoor sports courts phase 1	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	26	Developer contribution	2021	Infrastructure Needs and Funding Study
ED10	Expanded secondary school provision	Wymondham, Hetherset, Cringleford, Costessey / Easton	Norfolk County Council	10	Developer contribution	2021	Infrastructure Needs and Funding Study and ongoing assessment of options

Healthcare

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure. The Health Authority will take a flexible approach to the provision of hospital beds. Locations will be determined by the Health Authority at a later date. It is presumed funding will come through the AMP.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
HC3	Expansion of existing facilities (6 GPs and 5 Dentists)	Norwich City	Health Authority	4.5	Health Authority	2021	Infrastructure Needs and Funding Study
HC4	Primary Care Centre (5 GPs and 4 Dentists)	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Health Authority	3.35	Health Authority	2021	Infrastructure Needs and Funding Study
HC7	Expansion of existing facilities (3 GPs and 2 Dentists)	Wymondham	Health Authority	1.8	Health Authority	2021	Infrastructure Needs and Funding Study
HC9	Expansion of existing facilities (1 GP and 1 Dentist)	Hetherset	Health Authority	0.55	Health Authority	2021	Infrastructure Needs and Funding Study
HC11	Expansion of existing facilities (1 GP and 1 Dentist)	Easton / Costessey	Health Authority	0.55	Health Authority	2021	Infrastructure Needs and Funding Study
HC13	Hospital bed requirements	Overall scale of growth	Health Authority	6	Health Authority	2021	Infrastructure Needs and Funding Study

Green infrastructure

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure. Green infrastructure projects are being assessed following completion of the Green Infrastructure Delivery Plan. Open space will be planned in relation to each growth location and planned in line with development.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
GI 1-14	Green infrastructure projects and open space	Overall scale of growth	Various	tba	Local authorities • Developers contributions • Other funding sources to be identified	2021	Green Infrastructure Steering Group

Totals				80.90			
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Infrastructure Framework: Priority 2 projects 2021-2026

Education

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates	Source
ED2	60 place pre-school	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	0.54	Developer contribution	2026	Infrastructure Needs and Funding Study
ED2	2FE primary with integrated 60 place nursery	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	5.14	Developer contribution	2026	Infrastructure Needs and Funding Study
ED2	2FE primary with integrated 60 place nursery	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	5.14	Developer contribution	2026	Infrastructure Needs and Funding Study
ED6	60 place pre-school co- located with 600sqm combined community centre and library	Norwich City	Norfolk County Council	0.54	Developer contribution	2026	Infrastructure Needs and Funding Study
ED8	60 place pre-school	Wymondham	Norfolk County Council	0.54	Developer contribution	2026	Infrastructure Needs and Funding Study
ED8	2FE place primary	Cringleford	Norfolk County Council	2.3	Developer contribution	2026	Infrastructure Needs and Funding Study
ED8	1 FE place primary	Hetherset	Norfolk County Council	2.3	Developer contribution	2026	Infrastructure Needs and Funding Study
ED8	60 place pre-school	Long Stratton	Norfolk County Council	0.54	Developer contribution	2026	Infrastructure Needs and Funding Study
ED9	1400 secondary school with 280 sixth form places co- located with 4 x indoor sports courts phase 2	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Norfolk County Council	13	Developer contribution	2026	Infrastructure Needs and Funding Study

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates	Source
ED8	2FE primary with integrated 60 place pre-school co- located with combined community centre and library	Long Stratton	Norfolk County Council	5.14	Developer contribution	2026	Infrastructure Needs and Funding Study
ED8	60 place pre-school	Cringleford	Norfolk County Council	0.54	Developer contribution	2026	Infrastructure Needs and Funding Study
ED8	1FE primary	Easton	Norfolk County Council	2.5	Developer contribution	2026	Infrastructure Needs and Funding Study
ED10	Expanded secondary school provision	Wymondham, Hetherset, Cringleford, Costessey / Easton, Long Stratton, rest of South Norfolk NPA	Norfolk County Council	10	Developer contribution	2026	Infrastructure Needs and Funding Study and ongoing assessment of options

Healthcare

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 2 are Education, Healthcare and Green Infrastructure. The Health Authority will take a flexible approach to the provision of hospital beds. Locations will be determined by the Health Authority at a later date. It is presumed funding will come through the AMP.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
HC5	Primary Care Centre (5 GPs and 4 Dentists)	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Health Authority	3.35	Health Authority	2026	Infrastructure Needs and Funding Study
HC8	Combined surgery (2 GPs and 2 Dentists)	Long Stratton	Health Authority	1.5	Health Authority	2026	Infrastructure Needs and Funding Study
HC10	Expansion of existing facilities (1 GP and 1 Dentists)	Cringleford	Health Authority	0.55	Health Authority	2021 - 2026	Infrastructure Needs and Funding Study
HC12	Expansion of existing facilities (1 GP)	South Norfolk Elsewhere	Health Authority	0.6	Health Authority	2026	Infrastructure Needs and Funding Study
HC13	Hospital bed requirements	Overall scale of growth	Health Authority	12	Health Authority	2026	Infrastructure Needs and Funding Study

Green infrastructure

The table below lists the Priority 2 infrastructure requirements to deliver the Joint Core Strategy. The 3 categories of infrastructure that are viewed as Priority 1 are Education, Healthcare and Green Infrastructure. Green infrastructure projects are being assessed following completion of the Green Infrastructure Delivery Plan. Open space will be planned in relation to each growth location and planned in line with development.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
GI 1-14	Green infrastructure projects and open space	Overall scale of growth	Various	tba	Local authorities • Developers contributions • Other funding sources to be identified	2026	Green Infrastructure Steering Group

Totals				66.22			
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Infrastructure Framework: Priority 3 projects 2008-2016

Community facilities

The table below lists the Priority 3 infrastructure requirements to deliver the Joint Core Strategy. The 2 categories of infrastructure that are viewed as Priority 3 are Community facilities and Community services.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
CF1	Community facilities	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Broadland District Council	0.5	Private companies • Developers • Local authorities	2011-16	Infrastructure Needs and Funding Study
CF2	Community facilities	Norwich	Norwich City Council	1	Private companies • Developers • Local authorities	2011-16	Infrastructure Needs and Funding Study
CF3-5	Community facilities	South Norfolk	South Norfolk Council	4	Private companies • Developers • Local authorities	2011-16	Infrastructure Needs and Funding Study

Totals				5.50			
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Infrastructure Framework: Priority 3 projects 2016-2021

Community facilities

The table below lists the Priority 3 infrastructure requirements to deliver the Joint Core Strategy. The 2 categories of infrastructure that are viewed as Priority 3 are Community facilities and Community services.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
CF1	Community facilities	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Broadland District Council	2	Private companies • Developers • Local authorities	2016 - 2021	Infrastructure Needs and Funding Study
CF2	Community facilities	Norwich	Norwich City Council	3.05	Private companies • Developers • Local authorities	2016 - 2021	Infrastructure Needs and Funding Study
CF3-5	Community facilities	South Norfolk	South Norfolk Council	3.1	Private companies • Developers • Local authorities	2016 - 2021	Infrastructure Needs and Funding Study

Community services

The table below lists the Priority 3 infrastructure requirements to deliver the Joint Core Strategy. The 2 categories of infrastructure that are viewed as Priority 3 are Community facilities and Community services.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
CI 12	Fire Service	Overall scale of growth	Norfolk County Council	tba	Norfolk County Council	2016-2021	Infrastructure Needs and Funding Study
CI13	Ambulance Service	Overall scale of growth	Norfolk Ambulance Service	tba	Norfolk Ambulance Service	2016-2021	Infrastructure Needs and Funding Study

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
CI 1-11	Police Safer Neighbourhood teams - Broadland (18 officers) • Norwich (22 officers) • South Norfolk (32 officers)	Overall scale of growth	Norfolk Constabulary	5.25	Norfolk Constabulary	2016-2021	Infrastructure Needs and Funding Study

Totals				13.40			
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Infrastructure Framework: Priority 3 projects 2021-2026

Community facilities

The table below lists the Priority 3 infrastructure requirements to deliver the Joint Core Strategy. The 2 categories of infrastructure that are viewed as Priority 3 are Community facilities and Community services.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
CF 1	Community facilities	Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle	Broadland District Council	2	Private companies • Developers • Local authorities	2021-2026	Infrastructure Needs and Funding Study
CF 2	Community facilities	Norwich	Norwich City Council	3.05	Private companies • Developers • Local authorities	2021-2026	Infrastructure Needs and Funding Study
CF 3-5	Community facilities	South Norfolk	South Norfolk Council	3.1	Private companies • Developers • Local authorities	2021-2026	Infrastructure Needs and Funding Study

Community services

The table below lists the Priority 3 infrastructure requirements to deliver the Joint Core Strategy. The 2 categories of infrastructure that are viewed as Priority 3 are Community facilities and Community services.

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
CI 12	Fire Service	Overall scale of growth	Norfolk County Council	TBA	Norfolk County Council	2021-2026	Infrastructure Needs and Funding Study
CI 13	Ambulance Service	Overall scale of growth	Norfolk Ambulance Service	TBA	Norfolk Ambulance Service	2021-2026	Infrastructure Needs and Funding Study

Ref	Scheme	Required for growth in:	Promoter/ Delivery body	Total Cost £m	Funding sources	Estimated delivery dates by	Source
CI 1-11	Police Safer Neighbourhood teams - Broadland (18 officers) • Norwich (44 officers) • South Norfolk (64 officers)	Overall scale of growth	Norfolk Constabulary	5.25	Norfolk Constabulary	2021 - 2026	Infrastructure Needs and Funding Study

Totals				13.4			
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