

Louise St John Howe
Claypit Hall
Foxearth
Sudbury
Suffolk
CO10 7JD

Our ref: GNDP-JCS-2/EA
Date: 03 February 2011

Dear Madam

**Town and Country Planning (Local Development) (England) Regulations 2004 as amended
Planning and Compulsory Purchase Act (2004)**

Joint Core Strategy for Broadland, Norwich and South Norfolk Development Plan Document

Public Examination – Inspectors’ Changes to be advertised

Thank you for your consultation on the above. We have reviewed the Inspectors’ Advertised Changes and, although we have no objection to the proposed changes in principle, we wish to provide the following advisory comments:

IC1

This change relates primarily to transport and the Northern Distributor Road. We note the additional proposed text to follow paragraph 7.11, the second sentence of the second paragraph of which reads as follows:

‘At the time of adoption the provision of most critical elements of infrastructure is not expected to be a significant constraint.’

In this respect, we wish to highlight our previous representations in relation to waste water disposal. This issue has the potential to be a locally significant constraint.

We note the integration of updated information within appendix 7, in particular, the specific references to the need for sewerage upgrades at Long Stratton in the long term. The Greater Norwich Development Partnership may wish to consider whether it would be appropriate to include the waste water constraints posed within the main towns and key services centres, for example, Aylsham and Reepham, where sewage disposal constraints have been highlighted within JCS (within the policies or supporting text).

IC4

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Email: enquiries@environment-agency.gov.uk
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Cont/d..

[present fifth row]

We note the change within the fifth row to remove reference to energy requirements. However, we advise that the amended wording would not appear to be in conformity with the water efficiency requirements of policy 3. Code for Sustainable Homes level 4 is required for all new housing developments on adoption of the document, not just those over 500 dwellings. We therefore recommend the following wording:

'All new housing schemes of ~~a minimum of 500 dwellings~~ to reach Code for Sustainable Homes level 4 for water on adoption and, schemes of 500 dwellings or greater, level 6 (also for water) by 2015'.

We trust the above comments are useful. Should you wish to discuss our comments further, please contact me on the number given below.

Yours faithfully

Miss Jessica Bowden
Planning Liaison Officer

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