

Appendix 2 – Broads Authority Statement in response to Inspector’s Matters and Issues

Table 1: Identifying the circumstances and quantum of developer contributions, and evidence base for those standards (Matter 21 – Policy DP 30: Developer Contributions)

Local Authority	Where standards & thresholds are detailed	Evidence base for standards
<p>Waveney District Council</p>	<p>Open space Adopted DM Policy DM25 requires all residential development to contribute towards provision of open space. Residential developments of one new dwelling will make a contribution of £936. On minor developments of more than 1 new dwelling a financial contribution based on site density will be required. Scale of contribution relative to development density is set out in a table of density based charges. Major developments negotiated on a case by case basis</p> <p>Affordable Housing Adopted DM Policy DM18 sets triggers for contributions and details levels of contributions of affordable housing.</p> <p>Suffolk County Council Infrastructure Contributions County is in process of adopting 'Section 106 Developers Guide to Infrastructure in Suffolk' [CC3b]</p>	<p>The Waveney Open Space Needs Assessment (July 2006) and the Pitch and Non-Pitch Assessment (March 2002) - identified areas where open space provision is in deficit.</p> <p>Great Yarmouth and Waveney Housing Needs Assessment: Project 3 Housing Needs Assessment Waveney District in the sub-regional context September 2007 [LPA7b]</p> <p>Waveney District Council Affordable Housing Viability Study. September 2009 (LPA9a)</p> <p>Suffolk County Council is currently in the process of adopting a Developers Guide. The guide will provide helpful and transparent advice to developers on the range and possible level of infrastructure issues that may need to be addressed in connection with development proposals. The document has been prepared in accordance with PPS12 regarding consultation and preparation, and it is anticipated that it will be adopted by October. Until this document is adopted Suffolk County Council Infrastructure developer contributions are negotiated on a site by site basis taking into account material considerations in Circular 05/05, PPS1, PPS3 and adopted local policy at Waveney District.</p>

<p>North Norfolk District Council</p>	<p>Affordable Housing Thresholds and standards defined in Policy HO2.</p> <p>Norfolk County Council Infrastructure Contributions North Norfolk also requires contributions in accordance with the Norfolk County Council Planning Obligation Standards for Education, Library, Fire Hydrant and Social Service Provision [CC2b]. This sets a standard per dwelling tariff for schemes of 20 or more new dwellings detailing contributions towards education, fire service and social care provision. The County Standards also note that additional contributions may be negotiated for household waste recycling, green infrastructure, climate change, and highways and transport, with the amount payable dependent on the level of infrastructure required as a result of the development.</p> <p>Other contributions Threshold detailed in Core Strategy Policy CT2 – contributions will be sought from schemes of 10 or more dwellings and substantial commercial development where there is not sufficient capacity in infrastructure. Qualifying infrastructure is defined in a footnote to the policy to include utility services, water supply, foul sewerage networks, sewage treatment works, drainage/flood protection, energy provision, transport, affordable housing, open space, wildlife, health, education, public and social services.</p>	<p>North Norfolk Council Strategic Housing Market Assessment October 2007 [LPA5a]</p> <p>North Norfolk Council Housing Needs Study 2007 [LPA5b]</p> <p>The County standards have been developed using housing growth figures derived from the RSS and a number of studies relating to education provision, library and information provision, social service provision and the fire service standards for hydrant provision.</p> <p>The standards were prepared in accordance with Circular 5/05 and have taken into account the Community Infrastructure Levy Regulations (2010).</p> <p>Because the Core Strategy was prepared between 2005-2008 it is not supported by a single Infrastructure Delivery Plan. Instead there is an extensive evidence base in relation to specific infrastructure needs and this is outlined in Section 4 of the Core Strategy. This was compiled in consultation with the main infrastructure providers and is supplemented by various commissioned studies including:</p> <ul style="list-style-type: none"> • Water Infrastructure Statement. • Strategic Flood Risk Assessment • Open Space and Recreation Study <p>These are available on the North Norfolk web site.</p>
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<p>Great Yarmouth Borough Council</p>	<p>Great Yarmouth Borough Council currently asks developers to contribute towards the following:</p> <p>Open space and play space Contribution required from all developments of 10 or more dwellings. Contributions set out in a 'Briefing note for Developers' available from the Borough Council.</p> <p>Affordable Housing Requirement informed by RSS – contribution of 35% affordable required on all sites of 15 or more dwellings</p> <p>Community benefits (CCTV etc)</p> <p>Transport Infrastructure Requirement set out in Policy TCM24 of adopted Local Plan – no specific threshold, dealt with on a site by site basis</p> <p>Drainage and Flood Protection Set out in Policy INF12 of adopted Local Plan– No specific threshold, dealt with on a site by site basis</p> <p>Archaeology Requirement derives from PPS5. No standard trigger for requirement, will be assessed on site by site basis informed by consultation response from Norfolk Landscape Archaeology and information from Historic Environment Record.</p> <p>Norfolk County Council Contributions (see above for detail)</p>	<p>Provision is measured using the Fields in Trust (formerly National Playing Fields Association) '6 acre standard' and using data from 2005 open space assessment for the Borough.</p> <p>Great Yarmouth and Waveney Housing Needs Assessment: Project 3 Housing Needs Assessment Great Yarmouth Borough in the sub-regional context [LPA7a] September 2007</p>
<p>South Norfolk District Council</p>	<p>Developer contributions can be required for the following: utility services, water supply, foul sewerage networks, sewage treatment works, drainage/flood protection, energy provision, transport, affordable housing, open space, wildlife, health, education, public and social services.</p> <p>The level of contributions will be negotiated on a site by site basis, but where sites have been allocated as part of the site specific policies contained within the SNDC Local Plan minimum</p>	<p>Open space - Provision is measured using the Fields in Trust (formerly National Playing Fields Association) '6 acre standard' and using data from a PPG17 open space assessment for the District.</p>

	<p>infrastructure contributions relevant to that site have been identified. None of these sites fall within the Broads area.</p> <p>Contributions towards affordable housing will be sought in accordance with Policy 4 of the GNDP Core Strategy.</p> <p>Norfolk County Council Contributions (see above for detail)</p>	<p>See evidence base for Broadland District Council's affordable housing Policy (below).</p>
<p>Broadland District Council</p>	<p>Information relating to developer contributions is collated and summarised in the Outline Guide to s106 Agreements [LPA3a].</p> <p>The Outline Guide indicates that developer contributions can be required for the following:</p> <ul style="list-style-type: none"> Open space Equipped play space Recreational facilities Affordable housing Local recycling facilities <p>The Guide identifies a threshold of sites of 5 or more dwellings for contributions towards formal and informal recreational pursuits. Further information re thresholds and quantity of provision is set out in the Supplementary Planning Document on Recreational Open Space (2007).</p> <p>The Guide also states that sites of over 20 dwellings may also be required to make a contribution in accordance with the Norfolk County Council contributions document.</p> <p>Contributions towards affordable housing will be sought in accordance with Policy 4 of the GNDP Core Strategy.</p> <p>Norfolk County Council Contributions (see above for detail)</p>	<p>With respect to recreational space the Authority applies the Fields in Trust standard for open space provision. The application of this standard is informed by a PPG17 audit of open space provision in the District.</p> <p>Greater Norwich Housing Market Assessment September 2007 [LPA1b]</p> <p>Greater Norwich Development Partnership Affordable Housing Viability Study July 2010 [LPA1c],</p> <p>Greater Norwich Housing Market Assessment update January 2009</p>

<p>Norwich City Council</p>	<p>Information relating to developer contributions is collated and summarised in the Planning Obligations Guidance note [Ipa2B].</p> <p>This note guides developers towards the following SPD's, which set out the thresholds and tariffs for developer contributions:</p> <p>Transport contributions SPD</p> <p>Open space and play provision SPD</p> <p>Heritage Interpretation SPD</p> <p>Green links and heritage walks SPD</p> <p>Contributions towards affordable housing will be sought in accordance with Policy 4 of the GNDP Core Strategy.</p> <p>Norfolk County Council Contributions (see above for detail)</p>	<p>Regional Transport Strategy Norwich Area Transport Strategy</p> <p>Playing pitch and open space assessment (2003)</p> <p>Tourism Strategy 'The City Destination Strategy for Norwich'</p> <p>See evidence base for Broadland District Council's affordable housing Policy (above).</p>
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