

30th August 2018

CPRE Norfolk Alliance - update

Dear CPRE Alliance member Council Clerk,

I'm writing with an update for member Councils across Breckland regarding the Alliance and ongoing housing and planning issues for your information.

For us the main issue continues to be the lack of a 5-year land supply for housing in Breckland, which will hopefully be rectified once the new Local Plan is adopted. We are disappointed that it does not look as if our suggestion for 'phasing' will be followed in the new Local Plan, which would have put any newly allocated sites onto a reserve list, so that they would only be brought forward once the vast majority of allocated sites within the current Plan have been completed.

I am sure you will all be aware of the proposal for a new garden settlement in Mid Norfolk between Bintree, North Elmham and Billingford for 10,000 new houses relying on an upgraded Mid Norfolk Railway line. Thankfully, Breckland's planning officers are recommending this totally inappropriate is not given Council support and therefore will not be allowed to be taken forward for consideration by central Government. However, it is likely the plans will reappear for a smaller number of houses, even though the emerging Local Plan will meet housing targets for the District. CPRE Norfolk is hopeful that any new settlement in such a rural area, without appropriate transport infrastructure would not be considered for adoption: we will continue to campaign against it.

By being able to demonstrate a 5-year land supply an obvious loophole for speculative, unplanned development should be closed, with the opportunity for Neighbourhood Plans to be given their rightful weight in the planning process. In the meantime, CPRE Norfolk will continue to support parishes which are confronted by any unwanted and unwarranted applications.

As an organisation, CPRE Norfolk recognises the need for new housing of the right type in the right locations, especially for example, truly affordable housing within settlement boundaries. We suspect that Parish and Town Councils may be happy to see a continuation of the current policy where the following would tend to be given permission: windfalls, exception sites for affordable housing and existing allocated sites.

It would be very useful if you would reply with answers to the following questions, so that we have evidence available if (when!) we need to oppose inappropriate applications:

1. How many windfalls have been completed in your parish since the start of the current Local Plan?
2. How many houses have been completed in your parish as 'exception sites' since the start of the current Local Plan?
3. How many houses have been completed in your parish on allocated sites in the current Local Plan?
4. How many houses could be built on remaining allocated sites in the current Local Plan?
5. How many houses would you like to see being built in your parish during the course of the new Local Plan to 2036? How many of these would be affordable homes?



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protect and enhance a beautiful,
thriving countryside for everyone
to value and enjoy

Any submissions will be gratefully received.

Please circulate this letter to the councillors in your parish/town and/or put to your next meeting.

Best wishes,

Michael Rayner

Planning Campaigns Consultant, CPRE Norfolk