

Our Ref: AP/sp/089-01
Your Ref: Policy 7.5
Tel: 01263 824068

Email: alan@cornerstone-planning.co.uk
Date: 07 March 2020



CORNERSTONE
P l a n n i n g
L i m i t e d

www.cornerstone-planning.co.uk

Greenlands
7 Nelson Road
Sheringham
Norfolk
NR26 8BU

Director: A. Presslee

Mr M Burrell
Greater Norwich Development Partnership
c/o Broadland District Council
Planning Department
Thorpe Lodge
1 Yarmouth Road
Norwich
NR7 0DU

Dear Mr Burrell

**Greater Norwich Local Plan
Regulation 18 Draft Consultation, 29 January – 16 March 2020
Policy 7.5**

I hereby make representations pursuant to the current (Regulation 18) consultation on behalf of Mr R Hannant.

I write in support of Policy 7.5 (Small Windfall Housing Development), **save for** the proposed maximum of 3 no. dwellings within each Parish during the lifetime of the Plan.

The policy objective is laudable – the flexibility to facilitate small-scale, windfall development in or on the edge of sustainable settlements – but the limit of three dwellings within each Parish for the lifetime of the Plan could prove counter-productive. There is every prospect that such a policy will see a rush to take up the modest ‘allocation’ early in the Plan period and thereby leave otherwise acceptable and useful (to housing land supply) development being refused or having to wait until the next Plan period.

We recommend that the limit of three dwellings either be raised considerably (although this should properly reflect the size/character of the individual Parish or village/s), or that it is removed altogether, relying on other Development Management policies of the Development Plan to determine the suitability/acceptability of a site and its development.

Please let me know if you require any further information or clarification, and please keep me apprised of the Plan’s progress.

Yours sincerely

Alan Presslee BSc. (Hons.) DipTP MRTPI
Director