

Our Ref: AP/sp/030-34  
Your Ref: Policy BRU2  
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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  
Brundall – BRU2**

I hereby make representations pursuant to the current (Regulation 18) consultation on behalf of Norfolk Homes Ltd., the applicant/developer of the site at Yarmouth Road, Brundall (20180935 and 20190604), identified - in part - under Policy BRU2 of the Draft Local Plan.

The Draft Plan proposes no new allocations in Brundall but to carry forward - from the current Local Plan - sites BRU and BRU3. The former corresponds with Norfolk Homes' outline planning permission (ref. 20180935) and current Reserved Matters submission (ref. 20190604), together with the Parish Council's adjacent formal recreation site south of Yarmouth Road (ref. 20191377). The draft Plan notes:

*"The site was allocated in the previous local plan and it is intended to carry this allocation forward, recognising the public benefit in providing informal open space. However, it is likely that the allocation of BRU2 will need further revision given the recent planning permission on the site for 155 dwellings which includes alternative provision for recreation (reference: 20161483). The site was also promoted through the local plan process as GNLPO325. The recreational allocation under BRU2 remains appropriate pending the residential development taking place."*

The plan appears to attempt to keep options open - pending what happens on site - but it is our view that the identification/proposed allocation of the entire site for recreational open space - albeit at draft Plan stage - is potentially confusing and contradictory. A large portion of the site has planning permission for 155 dwellings (with Reserved Matters approval pending) and development will have commenced - anticipated late 2020 - well before the Plan is adopted, thus rendering it immediately out-of-date. We see no difficulty in allocating the formal recreation part of the site with a corresponding permission, but not the permitted housing part.

The Councils might also consider extending the settlement boundary to include that part of the site with permission for housing, again given that its implementation/commencement will pre-date the adoption of the Plan.

Please let me know if you require any further information or clarification.

Yours sincerely

Alan Presslee BSc. (Hons.) DipTP MRTPI  
**Director**

Cc Mr. C Lockwood – Norfolk Homes Ltd.