



Campaign to Protect
Rural England
NORFOLK

October 17th 2011

GNDP
PO Box 3466
Norwich
NR7 7NX

Dear Sir / Madam

Community Infrastructure Levy: Response to Preliminary Draft Charging Schedule Consultation

Thank you for your letter of 28th September 2011 inviting CPRE to comment on the Community Infrastructure Draft Charging Schedule.

CPRE Norfolk has consistently opposed what it considers to be excessive housing targets in the GNDP Joint Core Strategy. It is our view that the 33,000 new houses planned for the Norwich Policy Area, many of which will be built on Greenfield sites, will have a severe adverse impact on the countryside surrounding Norwich. Attractive landscapes will be lost, light pollution will increase, rural tranquillity will diminish and traffic congestion will reach Home Counties levels.

Of course it is right as a matter of principle for developers to pay for the infrastructure necessary for their estates to be built. But if housing numbers are too high the amount of new infrastructure required becomes excessive and will itself contribute to the suburbanisation of the countryside.

We have not filled in the detailed response form but note that it is proposed that the Zone A Levy on residential development, at £135 per square metre, is almost double the Zone B rate (£75). This price differential is likely to encourage developers to build on the more rural Zone B sites first. CPRE would prefer to see incentives put in place that encouraged Brownfield sites that are located within existing development boundaries to be the first to be developed.

Yours faithfully,

Caroline Davison

Campaigns and Planning Manager - CPRE/Norfolk

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The Campaign to Protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

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