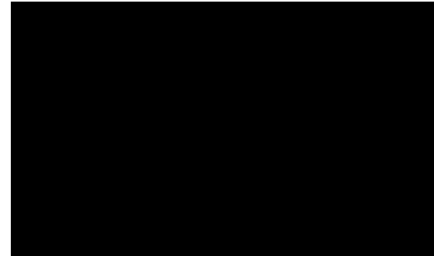




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C:\Users\I\N\Documents\HPC\Planning\CIL response 28-10-2011.doc

27 October 2011

Dear Sir / Madam,

Community Infrastructure Levy
Response to Preliminary Draft Charging Schedule Consultation

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

Hempnall Parish Council's policy has been to consistently oppose what it considers to be excessive housing targets in the GNDP Joint Core Strategy. It is our view that the 37,000 new houses planned for the GNDP Area, many of which will be built on greenfield sites, will have a severe adverse impact on the countryside surrounding Norwich and throughout South Norfolk & Broadland. 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 (£75m2). This price differential could encourage developers to build on the more rural sites first - the Zone B areas are further from Norwich than those in Zone A. Hempnall Parish Council would prefer to see incentives put in place that would encourage Brownfield sites that are located within existing development boundaries to be the first to be developed.

If I can be of any further help please do not hesitate to contact me.

Yours sincerely,

Ian Nelson
Clerk to Hempnall Parish Council