



Cardinal House  
86 St. Benedict's Street  
Norwich  
NR2 4AB

Telephone: 01603 761660  
Email: [info@cprenorfolk.org.uk](mailto:info@cprenorfolk.org.uk)

[www.cprenorfolk.org.uk](http://www.cprenorfolk.org.uk)

Working locally and nationally to  
protect and enhance a beautiful,  
thriving countryside for everyone  
to value and enjoy.

March 5th 2012

Dear Sir / Madam

**Community Infrastructure Levy: Response to Preliminary Draft  
Charging Schedule Consultation**

Thank you for your letter of 23rd January 2012 inviting CPRE to comment on the latest Community Infrastructure Draft Charging Schedule.

CPRE Norfolk continues to oppose the housing targets in the JCS which are incompatible with our core objectives to protect and enhance the rural environment. The high level of development envisaged, much of it on greenfield sites, will lead to a severe erosion of the features that make the countryside surrounding Norwich so special. Rural areas will be suburbanised and tranquillity will diminish as population density, traffic congestion, light and noise pollution increase considerably. Of course it is right as a matter of principle for developers to pay for the infrastructure necessary for their developments. 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.

CPRE Norfolk understands that the rate for Zone A is set higher than Zone B because of predicted higher retail values. We also note that all of the locations proposed for major growth in the Norwich Policy with the exception of Long Stratton, fall within Zone A, and that there has been a reduction in the differential between rates for Zone A and B.

Nevertheless, it is clear that the price differential is likely to encourage some developers to build on the more rural Zone B sites first. CPRE would strongly prefer to see incentives put in place that would encourage Brownfield sites, 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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