

## **Greater Norwich Local Plan Examination – Clayland Estates Ltd Representations ID 23954**

Matter 3 Issue 3 Point 2

Hearing Date: Thursday 3rd February 2022

Further Written Statement on behalf of Clayland Estates Ltd

Submitted by J R Maxey MA FRICS FAAV, Maxey Grounds & Co

In relation to the above Matters Issues and Questions, the intention of this further statement is to assist the Inspectors, by signposting, in relation to the objections already submitted to the GNLP Reg 19 draft on behalf of Clayland Estates Ltd, how those objections relate to the MIQs.

### **2. Is Policy 7.3 otherwise justified, effective, and consistent with national policy?**

- Policy 7.3 in the context of Hingham and the allocation of at least 100 additional dwellings in addition to the 20 existing commitments is considered justified. However Policy 7.3 makes reference to the “Document 2 The Sites” section of the plan as being the detail and mechanism to achieve delivery of the strategy, and provides the allocations that follow the Strategic Plan policies.
- Claylands objection is that, as the site allocations selected form part of the Policy 7.3, and because the method of site assessment has not be objective or soundly applied from the outset, this means that the process of allocation is unsound.
- Thus whilst Clayland have no objection to the strategic scale of at least 100 additional dwellings being allocated at Hingham, they do consider that the specific Hingham allocations which forms part of the policy 7.3 are unsound, because site selection is not justified or effective in relation to the assessment of selection criteria
- A modification at Hingham is essential to make the Policy compliant with the strategy because site GNLP0503 allocated for 20 units has been withdrawn and without it the strategic need is not met.

Clayland seek deletion of allocations under GNLP0503 (which is no longer available) and GNLP0520, and a modification replacing these allocations with sites for at least 100 other dwellings. As part of the reassessment of site selection criteria Claylands sites 0298 and part of 0335 and 4011 are available to meet the shortfall.