

## Written Statement submitted by Lawson Planning Partnership Ltd on behalf of White Lodge (Norwich) Ltd in Response to Matter 8: Employment Policies

### Introduction

1. On behalf of our client, White Lodge (Norwich) Ltd, owners of land at the Former Four Seasons Nursery, High Kelling, we set out below our response to questions raised by the Inspector in relation to Matter 8: Employment Policies. The responses below build on our representations to the consultation on the Pre-Submission Draft Local Plan, dated 1<sup>st</sup> March 2022 and take into account the updated National Planning Policy Framework (NPPF), published on 19<sup>th</sup> December 2023.

### Question 8.16: Is Policy E6 too restrictive, unnecessarily constraining sustainable rural tourism?

2. Within our representations to the Regulation 19 consultation on the draft Local Plan, we raised an objection to draft Policy E6 on the grounds that it unreasonably restricts proposals for new tourist accommodation to sites within settlement boundaries, contrary to the provisions of paragraph 88 of the National Planning Policy Framework (NPPF, December 2023).
3. To ensure the Plan's consistency with the NPPF and its soundness, it was suggested that draft Policy E6 should be amended to support proposals for tourist accommodation that are small-scale and well-related to a Selected Settlement or established tourism attraction.
4. The draft Policy, as currently worded, would not achieve the intended purpose of promoting sustainable methods of travel for visiting tourist attractions, which are not all located within settlement boundaries. By restricting new tourist accommodation development to within settlement boundaries, visitors may have to travel further to access sites of interest. As such, these proposals would not represent sustainable development.
5. Conversely, by making the suggested amendment to the draft Policy, the Plan would reflect the level of flexibility afforded by the NPPF, which allows for sustainable rural tourism and leisure development that respects the character of the countryside.
6. In light of the above, we wish to maintain our **objection** to draft Policy E6 that the policy, as drafted, is too restrictive and, if adopted, would unnecessarily constrain sustainable rural tourism. The Policy does not meet the soundness tests set out in Paragraph 35 of the NPPF, as it would not be consistent National Policy which supports sustainable tourism and leisure developments which respect the character of the countryside.

*Lawson Planning Partnership Ltd, 4<sup>th</sup> January 2024*