

SWANTON MORLEY PARISH COUNCIL

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28th August 2018

The Programme Officer
Breckland District Council
Elizabeth House
Walpole Loke
Dereham
NR19 1EE

Dear Charlotte,

Hearing Sessions September 2018

Further to your email of 15th August, please see below the statement from Swanton Morley Parish Council regarding the Hearings relating to housing trajectory in the Local Plan. This is not a new matter raised, as Swanton Morley Parish Council has previously raised concerns about Housing Trajectory, in particular the reliance on a small number of large sites to meet housing targets. In fact Swanton Morley Parish Council has suggested in previous hearings that the number of sites should be increased across other market towns to reduce the risk of a five year housing land supply not being achieved if one of the large sites does not come to fruition.

Swanton Morley Parish Council's concerns are very relevant, as a village it has been targeted by speculative development as a result of Breckland District Council not being to demonstrate a five year housing land supply. The result of which has been numerous large executive properties, the development of which has not provided benefit to the village in the form of infrastructure improvements or a housing mix that would encourage young people to stay in the village. The questions that Swanton Morley Parish Council are raising are therefore relevant to ensure that sustainable development occurs in Swanton Morley over the period of the local plan.

Could we therefore please ensure that during the hearings, the following questions are satisfied:

1. How thoroughly have the delivery rates been risk assessed, in particular the large applications in Thetford and Attleborough.
2. Are there any contingency plans should the large applications in Thetford and Attleborough not come to fruition and has spreading the number of sites across other market towns been considered?

3. A lapse rate has been added to those sites where delivery has not been confirmed. What is the number of permissions (and associated dwelling number) where delivery has not been confirmed and what is the lapse rate that has been applied?
4. Para 25 notes that 'Breckland District Council has a strong track record of windfall delivery within settlement boundaries'. How many of these were granted due to Breckland District Council's policies being out of date by not having a five year housing land supply?

As previously stated Swanton Morley, other services centres, has paid a high price in the form on unsuitable speculative development due to an extended period where Breckland District Council has not been able to demonstrate a five year housing land supply. We are only seeking to ensure that housing trajectory proposed in the Local Plan is realistic and the risk of development on large sites falling through is adequately mitigated.

If you have any queries about this statement, please do not hesitate to contact me.

Yours sincerely,

Faye LeBon
Clerk to Swanton Morley Parish Council