

Brennan, Charlotte

From: March, Jemma
Sent: 07 September 2018 08:58
To: Programme Officer
Cc: Phil Mileham; 'Ottewell, Stephen (Capita)'; Planning Policy Team
Subject: FW: Land south of New Road/West of Hargham Road

Dear Charlotte,

The Council will provide a further formal response for the deadline of Tuesday, but I also think it is important to share the email below with the Inspector and to add to the Examination website to clarify that the Council had attempted to communicate the proposed modification for the boundary change and resolve this issue, prior to NPS engaging in the Examination process.

Regards,

Jemma

Jemma March BA(hons), MA, MRTPI | Planning Policy Team Leader

Breckland District Council

Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE



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From: March, Jemma
Sent: 05 September 2018 12:42
To: 'Scales, Andy'
Subject: Land south of New Road/West of Hargham Road

Andy,

As stated on the phone, whilst it is regrettable that this issue has not come to light at an earlier stage, the intention to amend the boundary through the Local Plan was set out in our pre-application advice. It should be noted that the Local Plan is not adopted and therefore is still subject to change. There is opportunity to comment on any proposed amendment to the Local Plan through a future consultation on main modifications.

Following our discussion, I have reviewed the decision for Land south of New Road/West of Hargham Road and I disagree with your interpretation of the officers decision. A broad statement is made regarding the emerging Local Plan in paragraph 1.3 and that the SUE boundary 'washes over the site', however no weight was attached to emerging plan policies and it is explicitly noted in the conclusion that the decision is contrary to policy. The case has been assessed with regard to the principle of sustainable development in the NPPF in light of a lack of sufficient housing supply. I am therefore satisfied that there are no inconsistencies between the policy team and development management team in the way in which policies are being interpreted by the Council with regard to this site.

The Council are seeking to amend the Attleborough SUE boundary in the Local Plan to align with the boundary of the outline planning application. This is the position of the Council on this matter for the following reasons:

- The production of the Local Plan is an iterative process and is based on the most up to date information available at the time. The SUE boundary set out within the Pre-submission publication version of the Local Plan and the Attleborough Neighbourhood Plan was drawn before the outline planning application was submitted. At earlier stages there was the opportunity for landowners within the indicative boundary to work together to form a joint proposal for the strategic urban extension. The planning application has confirmed which land is required for the development and the land you represent is not included.
- SUE policy GEN 04 hinges on a comprehensive assessment of the development requirement, the phasing of which accords with the provision of infrastructure. If the boundary is not amended in the Local Plan, the land in question would remain within the SUE, and any proposal for that site would be assessed against the wording in Policy GEN 04 but would not be part of a comprehensive scheme or form part of the required masterplan. Therefore any proposal for an individual site within the boundary could not fulfil the policy requirements. This would include the policy requirements to adhere to a phased approach and contribute towards infrastructure, including the link road.
- Delivery of sites that are not part of the SUE boundary could, potentially, have an impact upon the deliverability of the SUE itself. The SUE represents a key strategic ambition of the Council and is key to the Local Plan and therefore the Council must ensure that the SUE boundary as defined is fully deliverable.

I would advise that you carefully consider whether inclusion within the SUE boundary would benefit your clients interest, with regard to the advice provided above.

All details regarding the Local Plan examination, including the contact details for the Programme Officer and timetable for the hearing sessions are available from the following link:

<https://www.breckland.gov.uk/localplanexamination>

timetable: <https://www.breckland.gov.uk/article/8186/Agendas-for-Forthcoming-Hearing-Sessions>

Regards,

Jemma

Jemma March BA(hons), MA, MRTPI | Planning Policy Team Leader

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