

Brennan, Charlotte

From: Programme Officer
Sent: 07 September 2018 08:43
To: March, Jemma
Cc: Planning Policy Team; Phil Mileham; 'Ottewell, Stephen (Capita)'
Subject: FW: Attleborough - Land off Hargham Road - SUE - Modification to exclude site from Examination Version of LP

Dear Jemma

Please could the Inspector have the Council's views on the email and the concerns raised by Mr Scales at NPS Property Consultants, please could you respond by Tuesday 11th September 2018?

Kind Regards

Charlotte

Charlotte Brennan
Programme Officer

DDI: 01362 656296
Email: programme.officer@breckland.gov.uk
Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

From: Scales, Andy
Sent: 06 September 2018 14:53
To: Programme Officer
Cc:
Subject: Attleborough - Land off Hargham Road - SUE - Modification to exclude site from Examination Version of LP

Hi Charlotte

Thank you for taking the time to speak to me this afternoon regarding the above matter.

Please see below a link to the copy of the modification received from Jemma yesterday (and I would be grateful if you could confirm the date when this modification was formally made to the Inspector - as the copy received is undated)

<https://breckland.gov.uk/media/10120/EX-92/pdf/EX.92.pdf>

You will see from the e-mail below (a note of the main point of my telephone conversation with Jemma yesterday), my concerns regarding the modification details forwarded (including in terms misleading information and limited justification).

You helpfully detailed that the Inspector has sessions arranged w/c 18 September however you will appreciate that it would not be possible or reasonable to make written representations and appear at a hearing session based on the limit period available.

I would be grateful if you could draw this matter to the attention of the Inspector and I look forward to observations and comments on this matter at your earliest convenience.

If you need any further information, please do not hesitate to call or e-mail me.

Kind regards

Andy

Andy Scales Head of Planning Consultancy

NPS Property Consultants

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From: Scales, Andy

Sent: 05 September 2018 12:59

To: 'jemma.march@breckland.gov.uk'

Cc: Cameron, Sara ; CPEstates ; 'phil.mileham'

Subject: RE: Attleborough - Land off Hargham Road

Hi Jemma

Thank you very much for talking my telephone call regarding the above matter but I am disappointed that I have had to contact you despite requests for clarification on this matter on 15 August.

It is disappointing that you were neither familiar with the history of the site promotion nor recent planning history in relation to discussions with development management colleagues and Planning Committee decisions.

- The above site is owned by NCC and has been promoted for development by NPS for several years. This has included supporting the principle of its development for housing (as recognised by submission versions of the Local Plan and Attleborough Neighbourhood Plan allocations);
- NCC have undertaken extensive work at significant cost based on this consistent policy position;
- BDC approved consent for housing as recently as June 2018 on land south of New Road with reference to this emerging policy without any reference to potential conflict with policy GEN4
- A modification has now been submitted by BDC to seek to omit the NCC land without any prior discussion with the landowner or agent (you accepted that this was a mistake);

- The proposed modification submission to the Inspector is misleading as there has been no discussion, engagement or consultation with the landowner or agent in relation to this change;
- You highlighted the potential conflict with policy GEN4 but I noted no reference is made to the wording in this policy in the extract you sent to me;
- You accept that the site has not been considered as a separate allocation when the modification was made nor revising the wording of policy GEN 4 to allow its development;
- The justification advanced makes no reference to the recent decisions or wider consideration of the NCC owned site;
- As the NCC site is located to the west of the rail line, servicing and infra-structure are less complex or problematic (as demonstrated by the June Committee decision) and differ from land to the east including its ability to be serviced separately without the need for the completion of the new road link.

I would respectfully request that you review the modification at this stage and propose a further revised modification to either allocate the NCC land as a separate allocation (as this has been excluded from 'allocation' without consultation or justification), or policy GEN4 is reworded to enable this site to come forward at an early stage for housing

Notwithstanding the above, I also look forward to receiving details of how to raise this matter with the Programme Officer and Inspector.

I have copied this to my client at NCC who I am sure will wish to raise this at a more senior officer level.

I trust this that will be the start of a productive dialogue on this matter.

Kind regards

Andy

From: March, Jemma
Sent: 05 September 2018 10:40
To: Scales, Andy

Cc: Phil Mileham ; Hunter, Fiona
Subject: RE: Attleborough - Land off Hargham Road

Dear Andy,

The Council have submitted a note to the Inspector in regard to this matter (please see link below). This provides an explanation of the Council's position.

<https://breckland.gov.uk/media/10120/EX-92/pdf/EX.92.pdf>

If you have any queries please contact me directly.

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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