

Planning Policy Team

Breckland District Council
Elizabeth House
Walpole Loke
Dereham
NR19 1EE

08th March 2023

Dear Sir/Madam,

Watton Neighbourhood Plan (Regulation 16) Consultation

Land South of Mallard Road, Watton

This letter has been constructed in response to the Regulation 16 consultation for the Watton Neighbourhood Plan.

Tesni Properties Limited are promoting the land south of Mallard Road in Watton and in August 2017 secured an Outline consent for 177 dwellings on the site. A subsequent Reserved Matters application, dealing with details in relation to appearance, design, landscape, layout and scale, has been submitted (3PL/2019/0991/D) and is currently under consideration by the Local Planning Authority's development management team. Tesni are working alongside it's consultant team and Orbit Homes, who are making separate representations, in order to bring this development forward in a timely manner.

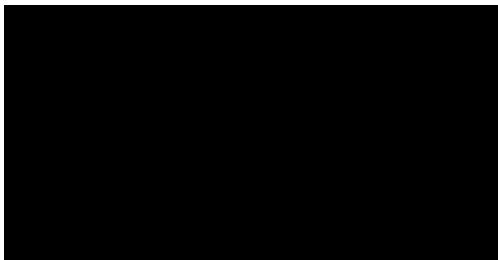
In relation to the Neighbourhood Plan's submission document, it is appreciated and acknowledged that the previously proposed 'Open Space' allocation for the eastern parcel of the site has been removed within this plan. The current reserved matters application will be seeking to comply with the requirements set out within the Section 106 agreement attached to land, and provide new public open space alongside children's play space. As stated previously, this proposed development will offer the opportunity for currently private-owned land, unavailable to the public, to be transitioned and developed to deliver landscaped and managed open spaces for the local community to utilise.

As highlighted within Policy WTN1, the management of flood risk as well as mitigating the potential impacts of proposed developments within the settlement onto the local drainage infrastructure, is also a key area of discussion. Further to comments, raised through the consultation of the reserved matters application, from Norfolk District Council - the local lead flood authority and Watton & Saham Flood Action Group, the development's proposed drainage strategy for the site has been reviewed and reconsidered, seeking to alleviate and resolve any outstanding concerns.

Overall, Tesni Properties believe the Neighbourhood plan to be a well-developed and comprehensive document. Alongside our consultant team, Tesni Properties would like to offer any ongoing assistance

with this plan and would welcome any discussions or engagement with Watton Town Council with any of the matters raised.

Yours sincerely,



Planning & Development Manager

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