

DEFERRED ITEM 8a

WEETING: 24 residential dwellings (outline application): 3PL/2013/0258/O
(SEE PAGE 19 OF THE MAIN AGENDA)

There is an error within the Committee Report under 'Impact on European Sites' at which the third paragraph states the distance from the application site is "approximately 800 metres", this should be "260 metres".

A draft S106 Agreement has been received from the applicant that will supersede the unilateral undertaking for the approved Phase I scheme. The agreement relates to Phase I and Phase II referring to a development of 56 dwellings in total, it makes provision for 12 affordable housing units; a community woodland area; a permissive path; and an ecological mitigation area. It is expected the County level contribution will also be secured via the S106; to include library provision.

Weeting Parish Council comments:

"Weeting Parish Council wishes to record in the strongest terms its objection to this application on the following grounds:-

- (a) Proposed access for the total number of proposed dwellings on the site is inadequate;
- (b) existing village infrastructure will not support the proposed development;
- (c) "sweetener" of 70 allotments in Phase II of the development is inappropriate and manifestly excessive; and
- (d) The Parish Council feels the applicant has acted in bad faith, having previously offered 20 allotments as a "sweetener" for the original development of 35 houses, then imposing a proposed lease agreement that no Parish Council could accept."

Comments received by Chair of Governors of Weeting Primary School: Concerned that when the last planning application for 35 dwellings was agreed there was no provision made for Education. If this application is approved provision for Education would need to be made. Comments urge members of the Planning Committee to ensure that if they approve this application, a suitable Section 106 agreement is made.

Further response has been received with regard to affordable housing viability. Raising issues: mistake in calculations relating to the attributed square metre rate; projected sales value seems low. If members are minded to accept the appraisal in its current form, it is suggested that with the level of unknown factors regarding the two sites, and the current upward trend in house prices, a re-appraisal of the development should be carried out after the completion of at least the first application on the site.

A representation was received from a parish councillor regarding affordable housing. It should be noted that this was a personal view and not on behalf of the Parish Council.

A neighbour representation was received raising issues with regards to a path to the south of site, and that it is to become a public right of way. In addition the letter highlighted results of the Norfolk Bat Survey.

For full details please refer to the web site