

PLANNING COMMITTEE – 21 September, 2015

SUPPLEMENTARY REPORT

REPORT AT SCHEDULE ITEM 1: Land at Carvers Lane, Attleborough: Erection of 91 dwellings, access roads alterations to Carvers Lane, open space, landscaping and associated works

Reference: 3PL/2014/1264/F

(See pages 19-33)

Page 23 (Housing Officer's comments) and Page 31 (12.3) - as explained in paragraph 3.1 of the report, the applicants have in fact submitted an independent Viability Assessment, which concludes that to make the scheme viable, the affordable housing provision should be reduced to 30%. This is accepted by the Housing Enabling Officer following the independent confirmation of the high level of abnormal costs involved on this site – which leads to the site becoming unviable at higher than 30% affordable.

Page 29 (6.4) - Officers have accepted that the upgrading of the building fabric to provide for an equivalent carbon saving, in lieu of the installation of renewable energy measures is acceptable. A suitably worded condition will be applied to any permission to ensure the delivery of this.

CONSULTATIONS

ATTLEBOROUGH TOWN COUNCIL

OBJECT – environmental issues; not in keeping with the street scene; drainage issues and possible water contamination; noted that 1 in 100 years is usual flood allowance and the proposed is greater; outside of the settlement boundary. All previous comments and residents objections are reiterated. All development needs to be managed and co-ordinated and Attleborough Town Council are working on a Neighbourhood Plan and query how Breckland is incorporating these proposals into this and would request a site visit by them to consider further.

REPRESENTATIONS

Two additional objections received from local residents raising the following issues:

- Foul water pumping station will contaminate the children' splay area
- Will risk the spread of diseases
- Overlooking
- Light pollution
- Estate roads are not suitable for HGV's
- Destruction of green space
- Oil deliveries will not be able to take place

REPORT AT SCHEDULE ITEM 2: MATTISHALL: Land off Cedar Rise: Residential development

Reference: 3PL/2015/0279/O

(See pages 34-48)

CONSULTATIONS

COMMENTS FROM CLLR CLAUSSEN (WARD REP)

I am writing with regard to the above application which is due to be heard before Committee on the 21st September as one of the Ward Representatives. Unfortunately I will not be present as I am away on holiday.

As a Parish, Mattishall is totally engaged with the development of their own Neighbourhood Plan. Indeed the second consultation has already received 975 replies and this is before they have engaged with the Youth (11 – 18 year olds) and the businesses, which I feel is an astounding success rate. Simply put, Mattishall feel that it would be a kick in the teeth if their emerging Local Plan was disregarded at this stage as they are completely committed to the number of new homes which is being suggested in Breckland's own Local Plan.

Mattishall are hopeful that full consideration will be given to the recent case in West Haddon (Daventry District Council) in which the emerging Neighbourhood Plan successfully overturned an appeal to the Inspectorate. This would allow Mattishall time to identify sites which the whole community would support.

Another significant issue which the Cedar Rise Matters Group want considered is the cumulative effect of the proposed developments in Dereham, Yaxham & Mattishall which would have a huge impact on traffic through Mattishall as most people are commuting to work. This is something which I have brought to Committee's attention before and am hopeful that the Transport Study would include these 3 villages plus Westfield. Specific to Cedar Rise the residents are fearful of the impact of the vehicular movement at the point at which the new development meets the proposed Cedar Rise development as this is a 90 degree bend which they feel is a safety hazard.

The other points which are continually raised with me (which are not necessarily planning issues but would have been considered under the old LDF process) are those of Mattishall Doctor's Surgery already being over subscribed, the School having no spaces and there are no local jobs available.

I hope you will give full consideration to the points made above when coming to your decision.

REPRESENTATIONS

Mattishall and Lenwade Surgeries have concerns over proposed development both within Mattishall and also the surrounding area, capacity to cope with increased population, patients being re-allocated from other surgeries and shortage of GPs.

ASSESSMENT NOTES

Other Issues

12.6 The Mattishall Neighbourhood Plan (MNP) is material to the consideration of the application. The Plan has a confirmed plan area but has not yet advanced beyond that stage. The MNP has not been subject to any formal consultation. Given this early stage of the plan process, very limited weight is afforded to the MNP and therefore the application is not deemed premature in this context.