

AGENDA ITEM 8: Item 2: ATTLEBOROUGH: LAND ADJ. 6 DODDS LANE

Erect a three-bedroomed dwelling with associated parking facilities and a new turning area and passing point for all users of Dodd's Lane

Applicant: Mr Holland

Reference: 3PL/2017/0587/F

RECOMMENDATION: REFUSAL

1. The applicants agent has suggested that they would be willing to enter into a legal agreement with the adjacent landowner at Number 20 Dodds Road to ensure visibility splays would be maintained clear of obstruction and as such this would overcome the objection in terms of highway safety.
2. However, at this moment in time no such legal agreement is in place, nor has the neighbouring landowner referred to above, indicated or confirmed in writing their agreement in principle to such a binding legal agreement. As a result, this cannot be given any weight and the recommendation of refusal remains.

Interim 5 Year Land Supply Update

Between the 13th and 21st of June 2017 the Council was defending a planning appeal against its refusal of planning permission for a residential development of up to 177 dwellings on land south of Mallard Road in Watton. As part of the Appellant's case they sought to undermine the Council's most recent statement on 5 year land supply published in September 2016 by highlighting subsequent changes such as developments not coming forward in the timescales predicted. There are technical elements regarding the methodology to be used when calculating housing need for which a view was taken within the confines of this appeal. On the basis of the evidence available, within the appeal, the Council agreed a position that the demonstrable housing land supply was 4.9 years at that point in time.

This does not automatically mean that the Council has formally adopted this figure for all planning applications and the next stage is to collect more evidence to better establish the position. Work to finalise a new 5 year land supply statement for the period ending in March 2017 is ongoing and is expected to be reported to the Council's Planning Committee at the end of July 2017. As part of this process we need to capture data on new planning approvals since September 2016 and engage with Developers and Landowners to get updated forecasts on their expected delivery of housing.

In addition to the Watton appeal, other recent changes also now need to be taken into account. On the 28 June 2017 the Council published the new Central Norfolk Strategic Housing Market Assessment (CNSHMA) which provides an updated position on housing need for the five Central Norfolk authorities. For Breckland, the data has shown that there was a higher than expected rate of household formation since 2011 and as a consequence the annual housing target has been increased from 598 dwellings per annum to 612 dwellings per annum. This increased requirement also impacts the 5 year supply of housing land from the September position.

At the same time the Council has also published the draft Local Plan within the agenda papers for the forthcoming Overview and Scrutiny Commission with the recommendation that the pre-publication consultation period be commenced during which the Council will be inviting views as to the 'soundness' of the Draft Local Plan. The emerging Local Plan proposes a 'stepped' approach with a lower housing target for the first 5 years to reflect the increase delivery that will come in later years as the Sustainable Urban Extensions at Thetford and Attleborough are built out. The emerging Local Plan cannot be given significant weight in planning decisions until it has been adopted.

The Council's formal position on the 5 year land supply cannot be altered until such time as the position statement for the 5 year land supply situation to the period to March 2017 has been concluded. However, in light of the recent events Members are advised that as an interim position they should avoid putting substantial weight on the Council's 5 year land supply when determining planning applications until the position has been formally updated.