

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE - 9TH JUNE 2008-05-27

REPORT OF DEVELOPMENT SERVICES MANAGER

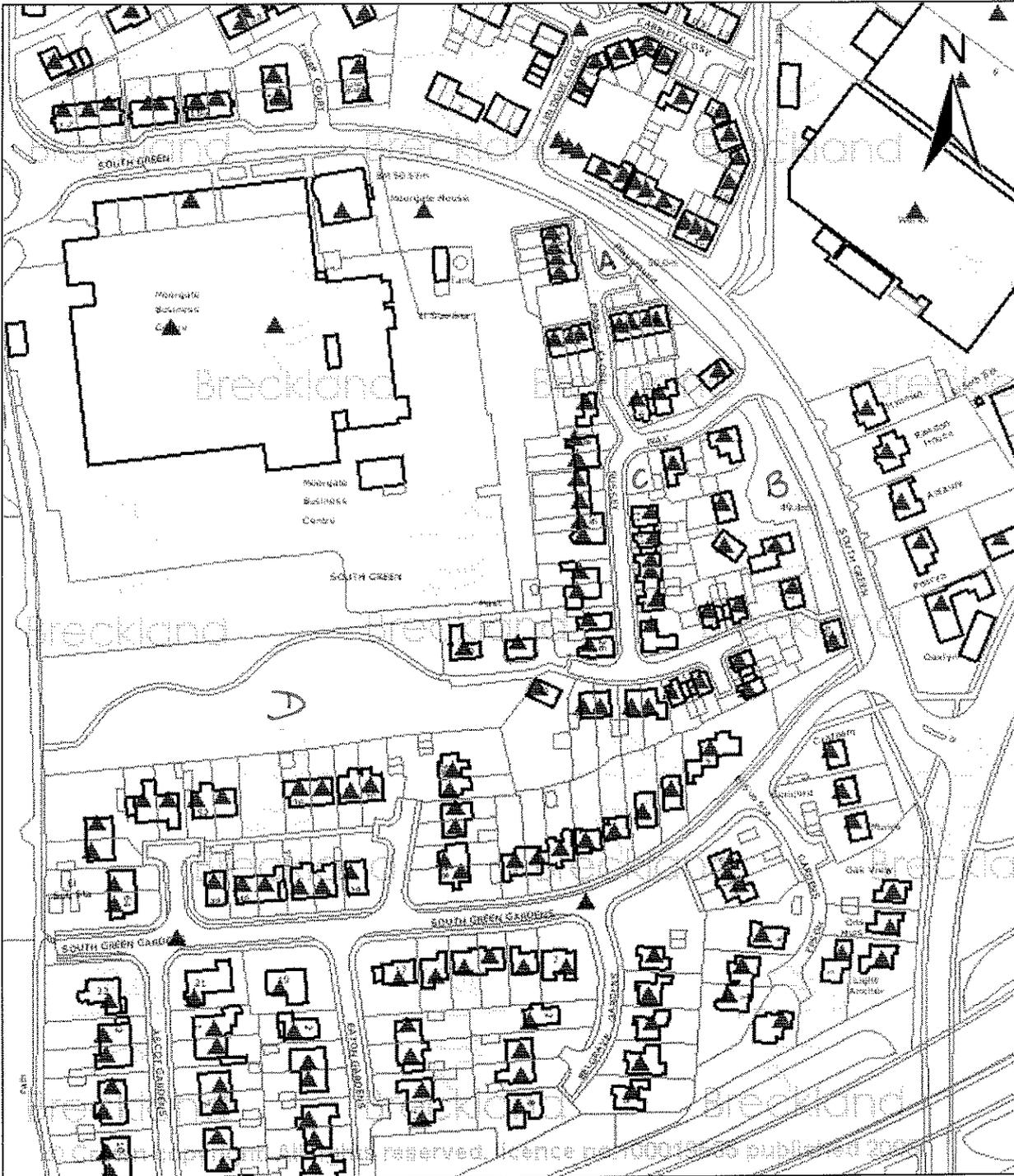
(Author: Sue Bloomfield: Planning Obligations Officer)

LAND NORTH OF SOUTH GREEN, DEREHAM AND LAND OFF HONEYSUCKLE DRIVE, DEREHAM

**REFERENCE: 3PL/2000/0841/F, 3PL/1995/0955/O AND 3PL/1999/0575/D
APPLICANT: WIMPEY HOLDINGS AND NORFOLK HOMES**

1. This report relates to two applications that were refused by this Council but approved on appeal by an Inspector from the Planning Inspectorate for residential developments on land to the north of South Green Gardens, Dereham and Honeysuckle Drive, Dereham.
2. Conditions were attached by the appeal Inspectors requiring areas of open space to be provided (marked A, B, C, D, E and F on the attached plans) by the developer, however there was no requirement for this Authority to then subsequently adopt the areas once they had been provided.
3. These areas of open space were required in line with policy REC.2 of the Breckland District Local Plan (Adopted September 1999), which was valid at the time of the application and decision.
4. The developments have now been completed for some time and the areas remain in the ownership of Taylor Wimpey Holdings Plc and Norfolk Homes, however there are concerns that over time these areas will cease to be properly maintained and become overgrown.
5. It is considered that these areas are important in terms of their amenity value not only to the residents of the development, but to residents of existing and proposed neighbouring developments.
6. Should these areas be adopted by the Council, commuted sums for ongoing maintenance should be sought from the developers. Negotiations are ongoing on this point. Discussions have also taken place with the Town Council about the possibility of the open spaces at South Green being transferred to the Town Council.
7. **RECOMMENDATION:** That Members agree that the areas of public open space referred to should be adopted and maintained publicly in order to ensure their future retention and maintenance.

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	Project / Details	Date 22/05/2008	XY centrepoint 599099,312390
		Drawn by / Department	
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	Project / Details	<p>Date XY centpoint</p> <p>22/05/2008 599921,312950</p>
		Drawn by / Department
		Drawing / Reference Number