

Local Plan Part 2 - Emerging Site Options

Event Name	Local Plan Part 2 - Emerging Site Options
Comment by	Mr James Millard
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	LP[113]005

Please provide your comments here

1 .1 - Millard Tuddenham are acting on behalf of the Landowners of LP(1 13)005, Land off Elm Close Yaxham. We have been involved in the promotion of part of the Site through the means of a planning application which resulted in an outline planning permission being granted (ref: 3PL120141082010 dated 1 1th January 2016). 1 .2 - We support the proposed allocation of LP(1 13)005 for 65 dwellings, and confirm that the Site is deliverable in terms of the National Planning Policy Framework (NPPF) footnote 11 and is 'available', 'suitable' and 'viable'. The Site would also meet the 3 roles of sustainable development as set out in NPPF Paragraph 7. 1 .3 - We would welcome proactive discussions with Breckland District Council (BDC) and Yaxham Parish Council (YPC) to ensure the allocation is comprehensively aligned with the currently granted planning permission on part of the site and beneficial for local needs. 2.0- LP(113)005. The Site 2.1 - The Site has, in part, already been considered by BDC, and was concluded to be suitable and sustainable for residential development through the granting of outline planning permission under reference 3PL/201 4/0820/0. 2.2 -Whilst an indicative figure of 65 dwellings has been proposed for the Site, we believe that until a detailed application and analysis of the Site has been considered, reference should be made for "up to 65 dwellings" or "approximately 65 dwellings". 2.3 - We have engaged with YPC and attended the Parish meeting of 11th February 2016 where the Emerging Local and Neighborhood Plans were discussed, as well as the Site. At this meeting, the allocation of the Site to which these representations refer to, were unanimously supported by YPC.

3.0- Conclusions 3.1 - The Site represents sustainable development as set out in NPPF Paragraph 7 and is deliverable in terms of NPPF Footnote 11. 3.2 - The Site would provide much needed market and affordable housing to meet the housing requirement of BDC. 3.3 - The Site has, in part, been considered by BDC and was considered to represent sustainable development and as a result, was granted outline planning permission in January 2016. 3.3 - The proposed allocation is unanimously supported by YPC.