

BRECKLAND LOCAL PLAN HEARING STATEMENT

RESPONSE TO INSPECTOR'S ADDITIONAL QUESTIONS: MATTER 4

Quality Assurance

Client name:	Breckland Bridge Ltd
Type of report:	Hearing Statement
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Signed	
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1.0 Background

- 1.1 This Hearing Statement has been prepared on behalf of Breckland Bridge Ltd, in support of representations to the Breckland District Local Plan (2011-2036) Pre-Submission Draft (August 2017). This Statement seeks to address the relevant Inspector’s Additional Questions on the Additional Work and related Proposed Modifications, specifically question 1.25.

2.0 Response to Inspector’s Question

1.25 – Is the assessment undertaken for the site LP[003]013 Land to the west of Grove Road and its findings robust?

- 2.1 The Council’s conclusions in relation to the additional site in Banham, west of Grove Road, are considered to be robust.
- 2.2 The site has been subject to the same process of assessment as all of the other sites put forward through the Local Plan process.
- 2.3 Norfolk County Council have objected to development on the site west of Grove Road, due to the substandard width of Grove Road, which lacks footways and has no likelihood of being able to achieve the necessary improvements. Consequently, this would not be an acceptable location for residential development.
- 2.4 It is therefore clear that the proposed allocation of sites LP [003] 003, 009 and 012 remains the most preferable option for delivering the level of growth required within Banham during the Plan period. The proposed allocation sites are better related to the main part of the existing settlement, and the comprehensive development proposed is able to provide an additional community benefit in the form of significantly enhanced public open space provision, as well as meeting the settlement’s housing need.
- 2.5 The proposed allocation sites remain available for development, and have previously been demonstrated to be suitable for the scale of development envisaged in all respects.

3.0 Conclusion

- 3.1 The Council’s current proposal to allocate sites LP [003] 003, 009 and 012 to deliver the residential development planned for Banham during the Plan period represents the most appropriate strategy, and should be retained. It enjoys a better relationship with the main part of the village, and can deliver significant public open space enhancements.
- 3.2 The new site west of Grove Road is subject to an objection from Norfolk County Council highways, on the basis that the road is of inadequate width with no prospect of it being possible to deliver the improvements that would be required to support residential development of the scale envisaged. Consequently, allocating this site would be unsound.



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