

Mr Jon Berry
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Dear Mr Berry,

Examination of the Breckland District Local Plan (2011 – 2036) (the Plan)

During my closing statement at the end of the hearing sessions, I set out that I would write to the Council with any further modifications that I consider are likely to be needed to ensure that the Plan is sound and should be added to the Main Modification (MM) schedule for consultation. I apologise for the delay, however, I have been waiting for the Council's response on the effect of the recent publication of the household projections 2016, which I have now received, although I have also sought further information in this regard.

Having now been able to consider the evidence to date and the discussions that have taken place at all of the hearing sessions, I am of the view that additional MMs to the Plan are likely to be required to address soundness matters (without prejudice to my final findings). These are set out below.

I am likely to find that an early review of the Council's housing policies will be required. In addition, please can the Council draw up MMs to remove the stepped housing trajectory from the Plan, this will also need to be reflected in the Plan's housing trajectory (Appendix 1 of the Plan). Further, I am likely to conclude that the Council's previous housing shortfall should be addressed by the Sedgfield method.

In terms of Policy HOU04 and HOU05, please can the Council draft modifications to remove the 5 and 3 dwelling limits from the policies respectively, as well as criterion 3 of Policy HOU04.

I consider that an early review of the Plan is likely to be necessary to address the needs of gypsies, travellers and showpeople who do not meet the national definition set out in the Planning Policy for Traveller Sites (i.e. non travelling).

I am also likely to find that the accessibility standards of homes set out in Policy HOU10 should be removed from the Plan and an early review of the Policy is required in this regard.

Turning to economic development matters, please can the Council draft a modification to commit to an early review of Policy EC01.

The commitment to an early partial review of the Plan with regard to the above matters, will need to be set out within a Policy in the Plan.

Finally, I am likely to find that the settlement boundary of Yaxham should include the recently permitted appeal development of 25 dwellings. A change to Policy HOU 02 and proposed Appendix 5 is therefore also likely to be necessary in this regard.

The reasons for such changes, should I consider them necessary for soundness following the MM consultation, will be set out in my final report. If I have stated that I would write to the Council with regard to whether any other proposed modifications should be made to the Plan and I have not referred to it above, then I do not consider that they are necessary for soundness. Again, the reasons for this will be set out in my final report.

If the clarification that I have sought with regard to the 2016 household projections alters any of the above, then I will write to the Council again at that time.

Yours sincerely



Charlotte Brennan
Programme Officer