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Mrs Jemma March
Planning Policy Team Leader
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Your Ref:
Our Ref:
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Date: 20th April 2018

Dear Mrs March

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

At the hearing session on Thursday 19 April (Matter 4) it was agreed by all parties that further work is required by the Council to provide sufficient evidence to justify its proposed housing trajectory. I confirmed at the session that I would write to the Council to clearly identify the additional work that needs to be completed. The necessary tasks are:

- The identification of all existing commitments sites (large & small) that are being relied upon in the Council's housing trajectory (within the 5 year period and beyond), including the latest status of each site and its anticipated delivery. A further gantt chart may assist.
- A comprehensive review of the likely timing of delivery from the proposed site allocations in the Plan (currently set out in the Council's Matter 4 hearing statement). This should include any other site allocation(s) in the development plan, where these are relied upon.
- Updating the proposed housing trajectory to provide up-to-date and robust delivery trajectories and infrastructure requirements for the Attleborough and Thetford Strategic Urban Extensions, in agreement with the site promoters.
- Providing evidence to demonstrate that delivery rates of up to 250 dwellings per annum can be feasibly achieved on the Attleborough and Thetford Strategic Urban Extensions.
- A comprehensive review of the infrastructure requirements of all site allocations (currently set out in the Council's Matter 4 hearing statement) and provide justification for any unknowns.
- An up-to-date five year housing land supply calculation, ensuring that the agreed 20% buffer is added after the shortfall.
- Further consideration of lapse rates and any windfall allowance, including potential housing delivery through Policies HOU03 and HOU04. This should include appropriate evidence to justify any assumptions made in the trajectory and/or five year supply calculation.
- Ensuring that there is consistency throughout the evidence, housing trajectory and up-to-date five year housing supply calculation.

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It was discussed at the hearing session that the additional work should be provided to me by 7 June 2018 (the last day of the hearing sessions). If on the Council's review this appears unrealistic, please can the Council reply to me as soon as practicable?

Yours sincerely

A handwritten signature in blue ink that reads "C Brennan". The signature is written in a cursive style.

Charlotte Brennan
Programme Officer

cc Mr Phil Mileham, Breckland District Council