

Brennan, Charlotte

From: Antony Needham <t.needham@derehamtowncouncil.org>
Sent: 13 May 2018 08:59
To: Programme Officer
Subject: Breckland Local Plan Inspection.

Dear Charlotte,

Would you please pass the following onto the inspector.

Dear Sir,

With regards to the hearing session on Friday, having re-read sections of the 2013 Employment land study I would like to correct a point that I made at the hearing which I now realise is incorrect, I shall explain below.

The matter relates to references to the former Crane Fruehauf sites. There were two sites, the main site on Rashes Green and a smaller subsidiary site on South Green (Rashes Green and South Green are adjacent to each other). In 4.22 of the 2013 study it refers to a site which has been vacant for many years with "little interest in this building from perspective occupiers or developers" I took this to refer to the Rashes Green site, when in fact it was referring to the South Green site. The reason that I assumed this was not the South Green site was that nobody considers this to be a potential employment site. The reason nobody thinks of this as an employment site is that in 2009 an application was approved for residential use (application 3PL/2009/0385/O) (the 106 agreement had not been agreed until recently). The buildings were demolished in 2011 (application 3DM//2011/0002/DEM) anybody with an interest in employment land in Dereham would know this. I hope this explains to you why when talking about a vacant building "little interest in this building from perspective occupiers or developers" in the 2013 study, I took this to refer to the Crane Fruehauf site that still had a building and employment rather than the one with no building and an outline application approved for residential properties.

I apologise for this error, but I think my point remains; in writing the 2013 report, because a site, with outline permission for residential development, was referred as an example of how employment sites in Dereham are constrained, and stating about the site that "employment use here, has and continues to be, constrained by perceived employment noise issues" there was not a clear and detailed understanding of the employment land situation in Dereham.

I apologise again but I hope I have explained how such an error and would not have been made if the information within the 2013 report had been accurate.

Yours Sincerely

Tony Needham
Dereham Town Council

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