

AGENDA FOR HEARING SESSION 16:

Matter 14 - Housing Site Allocations (Dereham & Watton)

Venue: Breckland Council, Dereham Time: 09.30 Wednesday 6 June

Participants:

Breckland Council
Christopher Smith (For Hopkins Homes)
Paul Walmsley (For Campaign Group Save the Neatherd)
Anthony Needham (For Dereham Town Council)
Erica Whettingsteel
Valerie Baker (Individual & Member of Toftwood Community Life)
Geoff Armstrong (For Orbit Homes 2020 Ltd)
Mark Mendham (Individual)
Timothy Birt (For Ovington Parish Council)
Lydia Voyias (For Abel Homes Ltd)
Philip Morton (Individual)

Agenda

Introduction by Inspector.

General Questions Relevant to all Sites Allocations

1. Are the allocated sites in each case the most appropriate options given the reasonable alternatives?
2. Is each site allocation and its criteria justified and appropriate in all aspects, having regard to the likely impacts of the development?

Dereham

3. Is the evidence that has ruled out alternative sites put forward for allocation in Dereham sufficiently robust?
4. To be effective, should the criteria of all of the Dereham Housing Allocations include the need to undertake an archaeological assessment and refer to the need to have regard

to the findings of the Historic Characterisation Study, as set out in the allocation's supporting text?

5. Can 60 dwellings and associated infrastructure (such as open space) be delivered within the proposed site boundary of Dereham Housing Allocation 1?
6. Is criterion 5 of Dereham Housing Allocation 4 justified and consistent with Policy ENV 04?
7. To be effective should Dereham Housing Allocation 4 include the need to have regard to heritage assets, namely the Grade II listed water tower and the Dereham Conservation Area?
8. Is the Dereham settlement boundary justified, particularly with regard to whether it should include St Nicholas Junior School and Neatherd High School?
9. Can Dereham support the level of proposed housing in terms of transport?
10. Policy D1 'The Old Maltings' of the Site Specific Policies and Proposals Development Plan Document, 2012.

Watton

11. The two site allocations total 205 dwellings, however, Policy HOU 02 identifies a need for 175 dwellings. What is the justification for allocating more dwellings than required by Policy HOU 02?
12. Are the allocations justified, consistent with national policy and deliverable, insofar, that the HRA cannot rule out likely significant effects on the Brecks SPA?
13. Are criteria 1, 2 and 8 set out in Watton Housing Allocation 2 justified?
14. Is criterion 9 of Watton Housing Allocation 2 consistent with national policy?
15. Any other matters?