
From: GHayes
Sent: 05 June 2018 18:23
To: Programme Officer
Subject: Beetley Parish - BDC Local Plan - Session 14 - 5/6/18 - Matter 13

Hi! Charlotte

Further to the Local Plan examination Session 14, Matter 13 earlier today ,would be grateful if you could forward this note to the Inspector - Mr.J.Manning Regards George Hayes

Re Local Plan examination.

Dear Mr.Manning

With reference to Session 14, Matter 13 - although I had put my name down to attend I hadn't appreciated the format and didn't get the chance to put my views forward.

I would be grateful therefore if you could take the following into account in response to Beetley Parish Council's submission to change the current settlement boundary on the Fakenham Road.

1. Beetley is a small rural Parish with few services having had some expansion in recent years ,through modest developments ,within the existing Settlement Boundary and is likely to meet the required target development within the Local Plan time frame.
2. The main reason that the Parish Council want the change is that they were concerned that if they didn't change the settlement boundary to accommodate this site that Breckland would impose a site that they didn't want. As I believe Breckland are unlikely to impose an alternative site in the Parish this rationale is no longer valid.
3. The erection of a significant number of dwellings on the site would cause an unwarranted intrusion into the rural setting of the village and out of keeping and character being detrimental to the visual amenity of the area, contrary to Policies CP11, DC1 and DC16 of Breckland's Core Strategy and Development Control Policies Development Plan (2009).
4. In order to meet Highways requirements a large part of the long established hedgerow at the front of the site would be lost ,either due to visibility issues or the need to construct a footpath. Any development does not therefore accord with Policy DC12 of the Adopted Core Strategy and Development Control Policies Development Plan (2009).
5. In addition any development is likely to have adverse effects to the ecology of the area , yet to be determined in detail , as well as major concerns about highway safety on a very busy route from Fakenham to Dereham along the B1146, still to be fully assessed.

Please let me know if you require any further details or clarification.

Regards

George Hayes

Beetley Resident -

Sent from my iPad