



Councillor William Nunn
Breckland Council
Elizabeth House
Dereham
Norfolk NR19 1EE
william.nunn@breckland.gov.uk
01362 656214

Mr Trevor Wood
Chairman, Hoe and Worthing Parish Meeting
(by email: woodumail@btinternet.com)

25 July 2018

Dear Mr Wood

Garden Village Development

Thank you for your e-mail and attached letter received on 19 July 2018 about the proposal to build a Garden Village on land between North Elmham, Billingford and Bintree.

Firstly, I'd like to take this opportunity to reassure you that the Council's new Local Plan is at an advanced stage and is currently subject to examination by the Planning Inspector. When adopted, the Local Plan will identify a five year housing land supply and act as a blueprint for the district's growth through until 2036.

With regards to the garden town concept put forward by Lanpro, the Council has only recently been made aware of this project by the promoter, though we have not received any formal proposals.

We understand that central government will shortly be issuing a national call for potential sites for new garden towns, alongside new guidance for local authorities. In the meantime, in the absence of this government-led guidance and having not received any formal proposals regarding potential sites in Breckland, we are not currently in a position to give this concept detailed consideration or to state a formal position on the project put forward by Lanpro.

In order to give an opinion on a proposed site in the future, the Council would need to have received detailed proposals, have confidence that the plans represent sustainable growth, and have assurances that there are mechanisms in place to fund the housing and associated infrastructure.

We would also have an expectation that full and extensive public engagement is carried out by the promoter, so parishes, community groups, and businesses can also express their support or concerns. We are of course monitoring the local and national developments closely and will take appropriate action should either situation change.

As a Council, we remain open to discussing the concept of a new Norfolk garden town with promoters and our partners, as this has the potential to secure new homes for local residents and support growth.

Yours sincerely

Councillor William Nunn
Leader, Breckland Council