

Appendix 13 – AQ44 Feltwell response, 23/02/2024

Dear Michael

I am acting on behalf of Feltwell Developments, the developers and promoters of the proposed site allocation under Policy G35.3 Feltwell, and further to AQ46 and AQ47, I respond as follows:

Do you have up to date information about progress on your applications site?

Regarding freehold titles NK502483, NK455218, NK127889 planning permission has been received for 18 dwellings reference: 19/00859/NMAM_1 which has commenced. All conditions have been discharged and we have sent a commencement notice and have paid the first and second instalments on the CIL with the third not due until first occupation. Regarding the southern portion of the site where the SPA mitigation is required in accordance with Natural England's advice, positive discussions are ongoing with adjacent landowners to ensure this can be delivered.

Have you submitted a planning application for this site?

Regarding the land to the south of our site which currently falls under separate ownership (Title number: NK235865) – we intend to be in a position to submit a planning application for residential re-development thereafter noting the comments above regarding the SPA mitigation. On that basis, we consider it is prudent for the site to continue to be allocated in the local plan for residential development.

Following receipt of Decision Notice is the development planned on this site?

Yes

Has development work started on your application site?

We have discharged all planning conditions associated with the standalone planning permission. Footings have been constructed, signed off by the appropriate authority, commencement notice sent and the first and second CIL instalments paid with the third and final payment due in 2025 or upon first dwelling occupancy whichever falls sooner.

Please let me know if there is any further information you need from me.

Kind regards

Max

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