

SWAFFHAM
TOWN COUNCIL

23 NOV 2018

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Breckland
COUNCIL

Swaffham Town Council
Town Hall
4 London Street
Swaffham
Norfolk
PE37 7DG

S106 Planning Obligations,
Breckland Council,
Elizabeth House,
Walpole Loke,
Dereham,
Norfolk, NR19 1EE

Our Ref: 3PL/2014/1355/O
Telephone: 01362 656870
Email: S106@breckland.gov.uk
Date: 20th November 2018

Dear Sir/Madam

Planning Application Number: 3PL/2014/1355/O
Address: Days Field In New Sporle Road PE37 7DG

I am writing to you as I have just started the role of S106 Officer for Breckland Council and my records show that you are the contact for the above outstanding S106 Agreement.

As you are aware the S106 agreement contains a number of Obligations which must be complied with according to a strict time frame. As the Local Authority responsible for monitoring these agreements, I would appreciate regular contact, so that these deadlines are not missed, which is of mutual benefit.

The preferred method of contact is via email at S106@Breckland.gov.uk however you can also write to me, but please ensure it is marked for the attention of the S106 Officer.

I would be grateful if you would supply me with an update in relation to the above outstanding S106 agreement (i.e. no longer contact, therefore please supply details of new owner/S106 Superseded by new Application (reference number)/Work Commenced/Work Completed/Number of Dwellings Occupied/Reserved Matters not submitted (Out of time/Likely submission date) and if you think my records are incorrect, please provide me with proof of payment/date of details submitted and I will investigate further and update accordingly).

I look forward to hearing from you.

Yours faithfully

Charlotte Brennan
S106 Officer

Town Clerk | Swaffham Town Council

From: Town Clerk | Swaffham Town Council
Sent: 05 December 2018 16:41
To: 'Charlotte Brennan'; Brennan, Charlotte
Subject: Planning Application 3PL/2014/1355/O Days Field and millngate/tesco

Dear Charlotte,

I acknowledge your letter of 20th November regarding Days Field S106. The current position is that we are looking to move forward with this project in 2019, however there are still big discussions going on within Council at present, as to whether the land should be sold to a developer, whether the Council should go into partnership with a developer or whether the Council should borrow the money and be the developer. Until that debate is resolved, I cannot give you an accurate timescale.

I would appreciate your advice, as I believe the outline planning permission expires in February 2019. Are we allowed to extend the outline planning permission for a limited period, or do we have to submit a full application before that end date?

I would also like to hear from you on the other long standing issue of the Town Council drawing down the Section 106 money due to us from the Millngate Ltd/Tesco development built some four years ago. It is understood that Mike Horn secured a Deed of Variation with Millngate/Tesco and there was the requirement that the outstanding money was paid to Breckland Council back in August 2018 earlier this year. We have two of the largest projects now completed with the Town Centre/Buttercross works and the Neighbourhood Plan which has reached the Draft submission stage to the Independent examiner. This has resulted in the Town Council draining its reserves in order to deliver both these projects. It would be good now to see some, if not all of this money reimbursed to the Town Council in the very near future.

I would appreciate it if you could get back to me on both of these important issues – thank you.

Best regards,

Richard Bishop
Town Clerk



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