

Borough Council of
**King's Lynn &
West Norfolk**



**Borough Council of King's Lynn and West Norfolk's
Response to
the Issues and Questions raised by Inspector David
Hogger
in relation to the
King's Lynn and West Norfolk Local Plan:
Site Allocations and Development Management
Policies**

Issue 14: Castle Acre (G.22)

**Examination
June 2015**

Table of abbreviations used with the Council's Statements

Abbreviation	Full Wording
AONB	Area of Outstanding Natural Beauty
BCKLWN	Borough Council of King's Lynn and West Norfolk
BDC	Breckland District Council
CLG	Communities and Local Government
CITB	Construction Industry Training Board
CS	Core Strategy
DM	Development Management
DPD	Development Plan Document
EA	Environment Agency
FDC	Fenland District Council
FRA	Flood Risk Assessment
GI	Green Infrastructure
GTANA	Gypsy and Traveller Accommodation Needs Assessment
ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
HLF	Heritage Lottery Fund
HRA	Habitats Regulation Assessment
HSEHA	Health and Safety Executive Hazard Areas
IDB	Internal Drainage Board
KRSC	Key Rural Service Centres
KLATS	King's Lynn Area Transportation Strategy
LDS	Local Development Scheme
LLFA	Lead Local Flood Authority
LPSO	Local Plan Sustainability Objectives
NCC	Norfolk County Council
NE	Natural England
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NORA	The Nar Ouse Regeneration Area
NWT	Norfolk Wildlife Trust
OAN	Objectively Assessed Need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
RV	Rural Village
RAF	Royal Air Force
RLA	Residential Land Assessment
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SADMP	Site Allocation and Development Management Policies Plan
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SMP	Shoreline Management Plan
SPA	Special Protection Area
SSF	Site Sustainability Factors
SSSI	Site of Special Scientific Interest
SuD	Sustainable Drainage systems
SVAH	Smaller Villages and Hamlets
SWMP	Surface Water Management Plan
THI	Townscape Heritage Initiative
UPC	Un-attributable Population Change

14.1:

Is there evidence that any elements of the proposed development west of Massingham Road (G22.1) are not justified, sustainable, viable, available or deliverable? If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?

1. Introduction

1.1. The Council's SA explains the selection process and provides justification for allocating site G.22 Land west of Massingham Road over alternative options.

1.2. The land is under two separate ownerships. The deliverability form (Appendix 1) prepared by the agent Patrick Grange, Grange Developments on behalf of the landowner Mr Martin Eagle dated 21/02/14 demonstrates that land is vacant, available now and deliverable within the first 5 years of the plan period to 2026. The deliverability form (Appendix 2) prepared by Garth Hanlon (Savilles) on behalf of the landowner (Holkham Estate) demonstrates that the land is also vacant, available now and deliverable within the first 5 years of the plan period to 2026. It is the understanding of the Council (as stated on the deliverability form submitted by Garth Hanlon) that the two landowners intend to submit a joint planning application for development of the site. This would ensure that a comprehensive scheme will be delivered and that the fact that the land is under two ownerships will not prejudice the deliverability of the allocation.

1.3. Representations received from Mr Bill Welch (ID: 784291), Darryl and Anita Watridge (ID: 784436), Mrs Sally Hubbard (ID: 879384), Mr Martin Hickey (ID: 803489) and Mr David Russell (ID: 538824) note errors in the Castle Acre Chapter beginning on page 194 of the SADDPD document under the settlement description on page 194 and a number of factual errors also evident in the section entitled 'Site Description and Justification' on page 197 and 198.

1.4. It appears that changes were made to the supporting text on the Castle Acre chapter in developing the 'Pre-Submission version' following the 'Preferred Options' stage. It is important to recognise that there were no such errors identified in the evidence base (including SA) or in earlier versions of the document and therefore the public, officers and elected members had access to accurate information which enabled an informed decision on the selection of sites.

1.5. The Council propose to modify both the settlement description and the site description and justification section to provide clarity and address identified issues.

1.6. The main remaining issues identified in the representations are as follows:
impact on heritage assets, clarification of the status of the existing buildings on the site and impact on the landscape.

2. Issues

2.1. Impact on heritage assets and the status of the buildings on site

2.1.1.1. Representation made by Historic England (Historic England, Tom Gilbert-Wooldridge ID: 56252) state that the Plan is unsound as it is contrary to paragraphs 154 and 157 of the NPPF. In summary, these clauses seek to ensure that planning authorities provide sufficient detail in planning policies and site allocations to provide clarity to all parties regarding the development that will take place. The representation specifically refers to the three derelict buildings on site which are labelled as important unlisted buildings in the Castle Acre Conservation Area Statement. Historic England seeks to retain and conserve the buildings on site in order to make the plan sound.

2.1.1.2. The Council considers that the current condition of the buildings on site detracts from the visual amenity of the area and that as the buildings are currently within the development boundary but have remained derelict for many years, there is no evidence that the site owner will ever redevelop these to a habitable standard. The cottages are not Listed and do not appear to have any exceptional architectural or historical significance despite being highlighted as important unlisted buildings in the Castle Acre Conservation Area Statement. However, the Council chose not to specify whether the buildings would be retained or demolished in the plan in order to provide flexibility to the two landowners to develop a viable and deliverable scheme with an appropriate access whilst meeting any requirements of the Councils Conservation Panel, conservation officers and Historic England.

2.1.1.3. The proposal for development of the site has progressed to a stage where finer details have been explored in preparation for a joint planning application by the two landowners. Their proposal includes the demolition of the existing buildings on site, which have been determined to have some limited historic interest but have

been altered considerably over time. The cottages contain few original features internally and are in poor condition. Demolition of the buildings presents an opportunity to remove the pinch point at Massingham Road by setting new dwellings further back from the road and to provide a footpath for the development. The proposed layout for the front of the site would continue the linear development of the neighbouring properties along Massingham Road and therefore responds positively to the existing form and character of the locality.

2.1.1.4. It is considered that by rebuilding a high quality development using local materials there is an opportunity to enhance the Conservation Area and the approach to Castle Acre from Massingham Road. The Council believes that the opportunity to make the site more visually appealing and bring the site into productive use outweighs any aspiration to retain the derelict cottages for the purpose of preserving their historic character (which could easily be recorded and archived). The Council therefore suggests that the proposal for the site is clarified as part of the modified 'Site description and justification' section and that this specifies that in order to achieve a development which responds to local setting and provides access and footway improvements it is necessary to remove the buildings on site.

2.1.1.5. Representations by Mr Bill Welch (ID: 784291), David Russell Associates (ID: 538824) and Tom Gilbert Wooldridge (ID: 56252) express concern as to the impact of proposed development on the Conservation Area and Grade II Listed Buildings to the east of the site. However, Historic England also state in their submission that it remains a more preferable site than some other potential sites within the village and welcome policy requirements to protect the heritage assets. Due to the nature of the village, largely designated as a Conservation Area and containing significant heritage assets, there is very limited opportunity to develop in any location within the village without impact on the historic environment. In this context it is considered that the site, on the outskirts of the settlement, away from the historic core and adjacent to predominantly 20th century development (apart from the Grade II Listed Stone Barn) offers one of the few opportunities to successfully accommodate new development offering a clear distinction between new and old whilst being sympathetic in its design and materials used. The proposal by the developers to set new development back from Massingham Road at a lower level than the height of the existing cottages, should make The Stone Barn more visually prominent and therefore will

enhance the immediate setting of the Listed Building and
Conservation Area.

3. Impact on the landscape

3.1. Representations by Bill Welch (ID: 784291) and Mr David Russell, David Russell Associates (ID: 538824) state that the proposed allocation will represent a clearly visible intrusion into the open countryside contrary to statements made in the councils supporting text: 'Site Description and Justification'. Assessing impact on the landscape is a qualitative exercise and is predominantly determined by officers viewing the site from locations accessible by the public to determine the impact of proposed development on existing views of the site and surrounding area. Further assessments are undertaken as a desktop exercise by looking at aerial views of the site and noting boundary features and the relationship of the site to the existing settlement pattern. The Council stands by the judgements made by officers regarding impact on the landscape in the SADMP document and supporting evidence based documents. Whilst any development on the outskirts of the settlement will alter the existing view of the site from public viewpoints, this has to be weighed with the other factors which led to the choice of this site (away from the sensitive historic core of the village, deliverable access for 15 dwellings, opportunity to improve the northern approach to Castle Acre). The policy will deliver mitigation measures incorporating a significant landscaping belt (subject to the approval of the LPA) along the northern and western site boundaries to soften the impact of development on the wider landscape.

4. Comparison of alternative options

4.1. The Councils SA details the comparison of alternative options. The only alternative site which did not receive more than one negative score was site 1193 promoted by David Russell Associates on behalf of Green King Plc. The site did not offer the same opportunity to improve the setting of the Conservation Area (in comparison to site G22.1 which contains derelict buildings) and could not deliver the access required to serve a development on 11 dwellings (as originally sought in Castle Acre) confirmed by the Highways Authority at the earliest stage of exploration of options for development in Castle Acre.

5. Proposed modification (minor) to supporting text

5.1. The following modifications are proposed in order to correct factual errors and to provide clarity regarding the proposed development.

5.1.1.1. G.22 Castle Acre

- Page 194, section: Description

Replace text 'Castles' with 'Castle'.

- Page 195

Delete sentence in paragraph G.22.6. 'The entire area is allocated for development of 15 dwellings to ensure a comprehensive scheme'

Replace with sentence: 'The council considers a marginal increase in the number of dwellings in this location from 11 to 15 would enable a comprehensive scheme.'

- Page 197, section: Site Description and Justification

Delete sentence in paragraph G.22.7 'The landscape of the site is undeveloped and comprises Grade 3 (moderate quality) agricultural land although it is not currently in agricultural production'.

Replace with new text:

'The site is partly developed although the majority of the site is currently agricultural land (grade 3). The site boundary includes three cottages fronting Massingham Road which have been derelict for some time. The properties and gardens appear neglected and do not enhance the local setting. This area is within the development boundary but has been included in the site boundary to ensure that a comprehensive scheme is delivered which improves the setting of Castle Acre Conservation Area. In order to achieve a development which responds well to the local setting and provides access and footway improvements it is necessary to remove the buildings on site and to replace these with high quality new residential dwellings built using local materials.'

6. Conclusion

6.1. In considering the evidence against allocation of land west of Massingham Road (G22.1) including the impact of heritage assets, status of the buildings on site and the impact on the landscape. In the view of the Council the

evidence presented by other parties does not represent compelling reasons to suggest that the allocation is not justified, sustainable, viable, available and deliverable. The Councils SA supports the selection of the site for allocation. The Council proposes changes to the supporting text in the Castle Acre to rectify identified errors and provide clarification regarding the development to address comments made during the pre-submission consultation.

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Data Protection and Freedom of Information

The information collected in this response form will be used by the Borough Council to inform the Detailed Policies and Site Plan and subsequent components of the Local Plan.

By responding you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act.

Site Reference	G22.1
Are you the correct person/company to contact about the site?	<input type="checkbox"/> Yes <input type="checkbox"/>

Contact details	
Name	Patrick Grange
Relation to the site	<input type="checkbox"/> Agent <input type="checkbox"/> (for Martin Eagle) <input type="checkbox"/>
Company	Grange Developments
Address	Pippins, Castle Acre Road, Gt Dunham,
Postcode	PE32 2LL
Telephone	07747 758283
Email	Grange.Dev@Gmail.Com
Ownership	

Is the land under single ownership?	<input type="checkbox"/> No <input type="checkbox"/>
If 'no' who are the other landowners?	<p>Mr Martin Eagle (portion within Conservation Area)</p> <p>Holkham Estate (Additional Arable Land)</p>
Is the access to the site under separate land ownership/s	<input type="checkbox"/> Yes <input type="checkbox"/> <p>As Above – each section of site will have its own access</p>
<p>In the case that the site, or access to the site is owned by more than one landowner, the Council may contact you to establish which part of the site is under your control. If it is possible to indicate this on the attached map, or you have previously detailed this in documentation to the Council, please confirm this by providing details below.</p>	

Availability

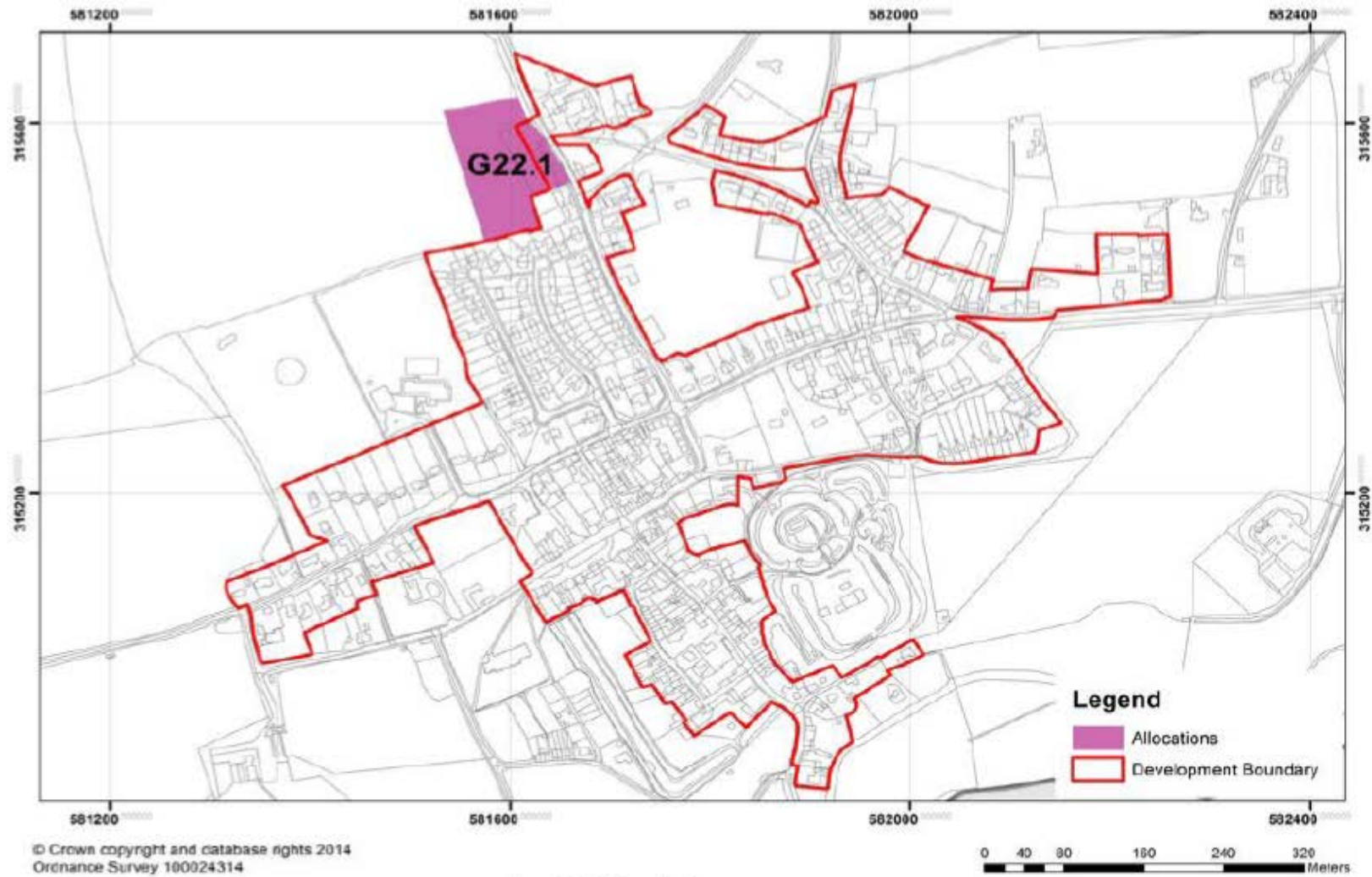
<p>Is the site occupied?</p>	<p><input type="checkbox"/> Vacant</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>When is the site available?</p>	<p><input type="checkbox"/> Available now</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>If the site were allocated for development, when would you intend to develop the site?</p>	<p><input type="checkbox"/> 2015-2018/19</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

<p>Constraints</p>	
<p>Are there any financial considerations that you are aware of that may influence whether or when the site would be developed?</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/></p>

<p>Are you aware of any abnormal costs associated with bringing forward this site for development, e.g. contaminated land?</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/></p>
<p>Are there any other constraints that may prevent or delay development of the site? (see examples)</p>	<p>e.g. access issues, land contamination, ecology issues, land covenants, heritage issues, flood risk, legal issues, infrastructure requirements, hazards, land use, occupation of land, market demand, other?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/></p> <p>English Heritage have stated that although the existing cottages on the land within the Conservation Area are not listed the Borough Council should only allow demolition if the proposed scheme will benefit the village and not adversely affect the setting of the Stone Barn opposite. See Planning Application 14/01181/F for details. This Application was in the process of being Approved until the Borough Council adopted the principles of G22.1 in December 2014 – prior to subsequent Consultation and Inspection.</p>

Further Information	
<p>If the site was identified by the Council as a preferred option, have you read the draft policy relating to it?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/></p> <p>Given that the Borough Council Refused our earlier Planning Application for our site within the Conservation Area, and the Local Development Boundary, because it had chosen at the last minute to adopt the principles of G22.1 in December 2014 we now very much hope that no further obstacles will be placed in the way of our desire to develop our land within the Conservation Area.</p> <p>As stated by the Borough Council - we are currently in the process of preparing a joint application with Holkham Estates for the whole site which will incorporate the earlier house designs for our portion of G22.1 which were described as "Exemplar" and supported by the Borough's Conservation Panel, Planning officers and the Parish Council prior to eventual Refusal by the Planning Committee in December 2014.</p>
Other	
<p>Please provide details of any other viability issues in relation to the site that the Borough Council should be aware of that has not been covered in your submission or this form (use separate sheets if necessary)</p>	

Signature	<i>P T Grange</i>
Print name ...	Patrick Grange.....
Date13-April-2015.....



Appendix 2

24 March 2014
CAPL240096/A3



Planning Policy (Deliverability Form)
Environment and Planning
Borough Council of King's Lynn and West Norfolk
King's Court, Chapel Street
King's Lynn
Norfolk
PE30 1EX

Garth Hanlon
E: ghanlon@savills.com
DL: +44 (0) 1223 347 252
F: +44 (0) 1223 347 100

Unex House
132-134 Hills Road
Cambridge CB2 8PA
T: +44 (0) 1223 347 000
savills.com

Dear Sir/Madam

**King's Lynn and West Norfolk Local Plan
Preferred Option Site CACRE1 (Site Ref No. 1131 and Part of Site Ref No: 508)**

Savills (UK) Limited are instructed by the Holkham Estate to act on their behalf in respect of professional planning matters concerning the Estate's landholdings within the Borough.

In this context we are aware that correspondence has been sent to Mr. Ian Cable regarding the above matter when it is the case that Savills have been acting for the Estate for some time and indeed have made the representations on this landholding and others as part of the LDF process over the past 3 years or so. We would be grateful if you could amend your records accordingly.

I have completed your forms as requested and a copy is enclosed together with plan CAPL240096/001. They are completed on the basis of Holkham Estate being an owner of part of CACRE1.

Regarding the Castle Acre site, I have seen the email to Ian Cable from your colleague Maryann Nwoso which raises issues about land ownership issues on the Council's allocated site CACRE1 in Castle Acre. You quite rightly acknowledge that there are implications for the delivery of the site in the circumstances, particularly in the light of an application which has been received by the Council on part of the site – a full planning application 14/00148/F for 4 dwellings on the southern part of the allocation fails to acknowledge the wider site allocation.

If Site 1131 is the subject of this current planning application 14/00148/F then it also appears that this land is in two ownerships which also complicates matters. In such a context it is important that the Council reassesses this issue to ensure a site is being allocated which can be delivered.

At present it would appear that the current application if approved could lead to a situation where a ransom occurs in the event that the highways authority may not approve another access onto Massingham Road to serve the Holkham site. This would clearly not be acceptable to the Estate nor to the Authority. To this end we are in agreement with the Council about the need to consider extending the boundaries of CACRE1 to include a larger part of Site 508 to ensure delivery of a more suitable allocation than that currently put forward.

Certainly the current application does nothing to achieve this objective and I also enclose a copy of the Parish Council's objection - they raise a number of concerns regarding design and layout importantly in our view and state the following :

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.
Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD





"this application is premature, given the land in question designated as 1131, is included in the Borough's LDF consultation process and subject to detailed criticisms from Castle Acre Parish Council as being too small for future development, preferring that more land is allocated in the adjoining area designated as 508"

We concur with this view.

You will have already received representations on behalf of the Holkham Estate to support the identification of all of Site 508 in the consultation held in September –October 2013 (see attached plan)

It is important this matter is addressed as soon as possible and please do not hesitate to contact me in the event that a site meeting or any other meeting is needed. In the meantime we do urge the Council to refuse the current submitted application 14/000148/F which is clearly premature in the circumstances and which has implications in our view for the delivery of the rest of CACRE1 as currently put forward.

The Council has an opportunity to address this issue in advance of the next stage of the LDF Review and the Estate is keen to assist to move matters forward.

Yours sincerely

A handwritten signature in cursive script that reads "Garth Hanlon".

Garth Hanlon BSc (Hons) MRTPI
Planning Director

Encs. Parish Council comments on 14/00148/F
Plan CAPL240096/001

Planning EConsultation

From: linda [REDACTED]
Sent: 21 February 2014 22:01
To: Planning EConsultation
Cc: Martin Hickey; linda
Subject: Ref 14/00148/F

Dear Mrs Lawty,

Please see below the comments from Castle Acre Parish Council on planning application Ref 14/00148/F

Kind regards
Linda Roast
Castle Acre Parish Clerk

**Planning application Ref 14/00148/F – demolition of derelict cottages and construction of four dwellings with garages and access.
Rose Cottage, Massingham Road, Castle Acre**

OBJECT

Reasons for objection:

This is an important site on the edge of the village, within the Conservation Area, in close proximity to a listed building and in next to open countryside. Castle Acre Parish Council considers that this site would be suitable for residential development, however it recommends refusal of this scheme for the following reasons:

The proposed dwellings do not accord with:

Norfolk Structure Plan

Policy ENV12: notes that the design of new buildings can have a significant effect on the character and quality of an area. The proposed development will have an adverse effect on the character of the village, as the four houses are of an identical design, thus appearing as a housing estate. The Parish Council considers that each of the four dwellings should be of an individual design, while maintaining the scale, height, massing and alignment, and use of appropriate materials. The fourth dwelling nearest to Stone Barn should be scaled down so not to impose on the Grade 2 listed building.

Policy ENV13 is to protect the quality and local distinctiveness of the rural built environment, to resist proposals in conservation area which do not preserve or enhance their character or appearance. The Parish Council considers that the current proposal would not protect the historic landscape of Stone Barn, a grade II listed building almost opposite the site, and would partially block their view. Local authority has a responsibility to demonstrate good practice when considering proposals for new development schemes in historic areas. This proposal development will not enhance the unique character of the village.

Policy 4.29: Conservation Areas are designated in order to protect the special architectural or historic character of an area. Any development in a Conservation Area must be in sympathy with, or enhance, that character. New developments in Conservation Areas, which include new buildings, alterations and extensions, should be carefully designed to respect existing buildings and their settings, follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials. The uniformity of these four dwellings do not accord with these principles.

The Norfolk Structure Plan (1999) T.2 requires that the traffic implications of new development are assessed. The Parish Council considers that insufficient consideration has been given to the intensification of vehicular use of the proposed access which is within close proximity to two road junctions, use by many HGVs and farm traffic. We understand NCC Highways has never visited the site before submitting their assessment in writing to BCKLWN and we now insist that they do so. The Parish Council also believes any development in this area must include a financed traffic calming scheme on the Massingham Road north-west of the village to reduce vehicle speeds.

East of England Plan –

The King's Lynn & West Norfolk Borough Council's response to the Issues and Questions paper from
Inspector David Hogger

Policies ENV6 & 7 Quality in the Built Environment. These state that any new development should be of a high quality which complements the distinctive character and best qualities of the local area. The Parish Council considers this application does not meet these criteria.

King's Lynn & W. Norfolk Local plan 1998

Policies 4/12 and 8/1 state that in built-up areas of towns and villages Type C or D development will be permitted when it is in character with the locality. The uniformity of this proposed development is not in keeping with these policies.

Policy PPG1: the new design contravenes the policy's criteria, being out of character with its surroundings.

Policy CS02:- encourages new housing in key rural service centres, provided the proposal is of a suitable design. It is not.

King's Lynn and West Norfolk Local Development Framework and Plan

This development will be contrary to Policies CS06, CS08 and CS12, being detrimental to the character of the Conservation Area. In addition, the Parish Council is advised that part of the land shown in this application is outside the current development boundary/ building line.

Additional comments:

- This application is premature, given the land in question, designated as 1131, is included in the Borough's LDF consultation process and subject to detailed criticisms from Castle Acre Parish Council as being too small for future development, preferring that more land is allocated in the adjoining area designated as 508. The Council calls for an agreed development plan for both areas rather than this hasty piecemeal approach.
- The neighbours in the surrounding properties have all voiced their strong objections to the location and style of the proposed dwelling that they consider is incompatible with the existing street scene and quite inappropriate for the Conservation Area. The Parish Council acknowledges and supports the resident's concerns.
- The plans indicate an access road for further development. As stated in 1. above, any further development should be to the west and not to the north.

Site Reference	CACRE 1
Are you the correct person/company to contact about the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>If no, please explain why you are no longer the contact person/company for the site and please provide the correct contact details, if known, on the form below</p>

Contact details	
Name	GARTH HANLON
Relation to the site	<input type="checkbox"/> Landowner <input checked="" type="checkbox"/> Agent ON BEHALF OF HOLKHAM ESTATE <input type="checkbox"/> Other, please provide details
Company	SAVILLS (UK) LIMITED
Address	UNEX HOUSE 132-134 HILLS ROAD CAMBRIDGE
Postcode	CB2 8PA
Telephone	01223 347252
Email	ghanlon@savills.com
Ownership	

Is the land under single ownership?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If 'no' who are the other landowners?	<p>Please list other owners:</p> <p>ACCORDING TO CERTIFICATE B ON CURRENT PLANNING APPLICATION 14/00148/F IT IS ALSO OWNED BY:</p> <p>MR M. EAGLE COACH YARD PRIORITY LANE CASTLE ACRE KING'S LYNN PE32 2AA "</p>
Is the access to the site under separate land ownership/s	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>If yes, please provide details</p> <p>SEE APPLICATION 14/00148/F.</p>
<p>In the case that the site, or access to the site is owned by more than one landowner, the Council may contact you to establish which part of the site is under your control. If it is possible to indicate this on the attached map, or you have previously detailed this in documentation to the Council, please confirm this by providing details below.</p> <p>SEE ENCLOSED PLAN CAPL 240096/001. HOLKHAM LAND IS IN BLUE. REPRESENTATIONS WERE MADE IN OCTOBER 2013 TO OBJECT TO CACRE1 AND RESPECTFULLY SUGGEST THE BOUNDARIES NEEDED AMENDING.</p>	

Availability

<p>Is the site occupied?</p>	<p><input type="checkbox"/> Occupied <input type="checkbox"/> Part occupied <input checked="" type="checkbox"/> Vacant</p> <p>If occupied, please provide details</p>
<p>When is the site available?</p>	<p><input checked="" type="checkbox"/> Available now <input type="checkbox"/> Not immediately available but could be developed within the plan period (before 2026) <input type="checkbox"/> not within the plan period (2027+)</p>
<p>If the site were allocated for development, when would you intend to develop the site?</p>	<p><input checked="" type="checkbox"/> 2014/15-2018/19 <input type="checkbox"/> 2019/20-2032/24 <input type="checkbox"/> 2024/25-2025/26</p> <p>Please provide any comments you may have on how firm the indicated dates are, and what would cause this to change.</p>

<p>Constraints</p>	
<p>Are there any financial considerations that you are aware of that may influence whether or when the site would be developed?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please provide details</p>

<p>Are you aware of any abnormal costs associated with bringing forward this site for development, e.g. contaminated land?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please provide details</p>
<p>Are there any other constraints that may prevent or delay development of the site? (see examples)</p>	<p>e.g. access issues, land contamination, ecology issues, land covenants, heritage issues, flood risk, legal issues, infrastructure requirements, hazards, land use, occupation of land, market demand, other?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No*</p> <p>If yes, please provide further details or state 'see submission for full details'</p> <p>* SUBJECT TO ISSUES RELATING TO CURRENT PLANNING APPLICATION 14/00148/F WHICH POTENTIALLY COULD JEOPARDISE DELIVERY OF ALL OF CACRE1.</p>

Garth Hanlon

From: Garth Hanlon
Sent: 24 March 2014 16:25
To: 'Kate Lawty'
Cc: 'James Bracey'
Subject: Representation to planning application 14/00148/F on behalf of Holkham Estate -
demolition of derelict cottages and construction of four dwellings and garages -
Massingham Road, Castle Acre

Importance: High

Dear Ms Lawty

Savills (UK) Limited act on behalf of Holkham Estate who are the immediate landowning neighbour of the planning application site which forms parts of a residential allocation known as CACRE1 in the Councils' emerging plan – the Estate owns the land immediately to the north of the application site which falls within the allocation boundary and also land immediately to the west which at the time of writing fall outside the allocated area. Representations have already been made by the Estate to promote their landholding for residential development and we have also pointed out that there is more than one landowner on CACRE1.

The submitted application is a full detailed one and shows 4 new dwellings with garaging on part of the allocated site. It is considered to be a piecemeal approach to this important allocation and in the circumstances where there is no comprehensive approach to secure and deliver this new development in the village then we consider this application should be refused on the basis of prematurity as well as design and conservation issues, matters that have already been the subject of consideration and objection by the Parish Council.

Whilst we do not object to the principle of residential development on the site, the Estate is concerned that the granting of a planning permission at this time would create a design and layout inappropriate for the site and jeopardise the future design and layout of CACRE1 - the Estate is firmly of the view that a review of CACRE1 is appropriate and as part of this re-assessment, the current application should be refused in order to ensure that a comprehensive consideration of issues is underway unfettered by constraints on the site .

We respectfully ask Members and officers to refuse the application.

I would be very grateful if you could acknowledge the receipt of this email.

With regards

Garth Hanlon BSc(Hons) MRTPI
Planning Director

24/3

Garth Hanlon BSc (Hons) MRTPI
Planning Director
Planning

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