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# APPENDIX A

**AGREED: (1) Allocation(s): Site WH1 (428) should be allocated for development of 10 dwellings subject to**

- a **Conditions set in preferred options document.**
  - b **The policy amended to include:**
    - i **Development is subject to the site meeting the minimum requirements for visibility and access, and local improvements to the pedestrian and vehicular access.**
- (2) Allocation(s): Site 732/913 for allocation of 10 dwellings.**
- (3) Development Boundary: Revisions of PO development boundary and minor corrections/improvements.**

West Winch (South-East King's Lynn)

**AGREED: To be deferred to 28 May 2014 meeting.**

Wimbotsham

The LDF Manager provided the Task Group with a summary of responses received during the consultation process.

**AGREED: (1) Allocation(s): No site to be allocated.**

Wisbech Fringe

**AGREED: To be deferred to 28 May 2014.**

## **7 Feedback from Site Appraisals – 13 May 2014**

This item was considered under Agenda Item 6.

## **8 Availability of Agendas and Notes of LDF Task Group**

The LDF Manager presented a report which set out the benefits and dis-benefits of publishing the LDF Task Group Agendas and notes on the Council's Website.

The Task Group was invited comment/ask questions, a summary of which is set out below:

- The Task Group should be as open as possible with work undertaken.
- Documents could be made available on the Council's Website following the Cabinet meeting in July 2014. It is not appropriate to make Task Group documentation available on the Website at the current time.
- Publishing the documentation on the Council's Website could invite problems.

**Enter summary below**  
 Additional information to support site 1193

0110 David Russell email revcd 20130827.pdf (Size: 918.09K)

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Comment ID: 110  
 Response Date: 27/08/13 12:25

Question Key Rural Service Centre - Castle Acre :

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**Mr David Russell (ID: 538824) , David Russell Associates** PDF

**Enter summary below**  
 Author provides further information to support site 1193

0044 David Russell email revcd 20130702.pdf (Size: 581.6K)

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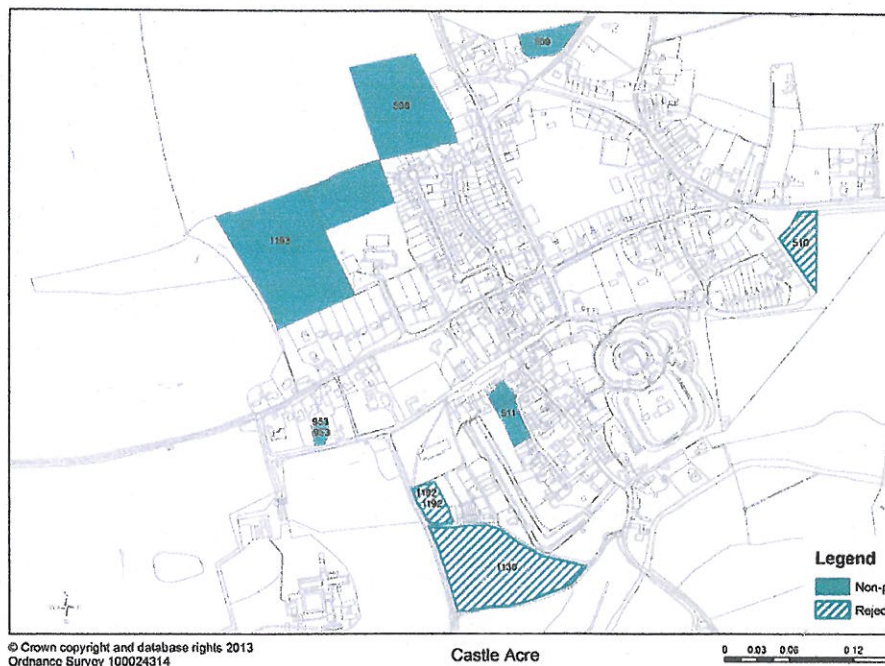
Comment ID: 44  
 Response Date: 02/07/13 11:31

Question Key Rural Service Centre - Castle Acre :

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1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation CACRE1?
3. Is there a more suitable site to accommodate around 11 dwellings in Castle Acre than the Council's preferred site(s). Why is this site more suitable?

**Details of other considered sites**



Preferred Options	Main comparative reason(s) for selection
CACRE 1 (Site 1131 & Part of 508)	Development is likely to have minimal impact on village setting and landscape character. Proximity to services.
Non-Preferred Options	Main comparative Reason(s) for not being selected
Part of Site 508	Site is too large for the planned village growth (only part of the site is allocated CACRE1)
Site 509	Inadequate highway network, Highway Authority objection.
Site 511	Development would result in the loss of an area of allotments.
Site 953	Inadequate highway network. Highway Authority objection. Site is too small for the planned village growth.
Site 1193	Potential negative impact on the visual amenity of the countryside. Inadequate road network and access.
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 510	

2

**Response to 'Issues and Options' Consultation**

7.21.12

[View Comments \(0\)](#) [Add Comments](#)

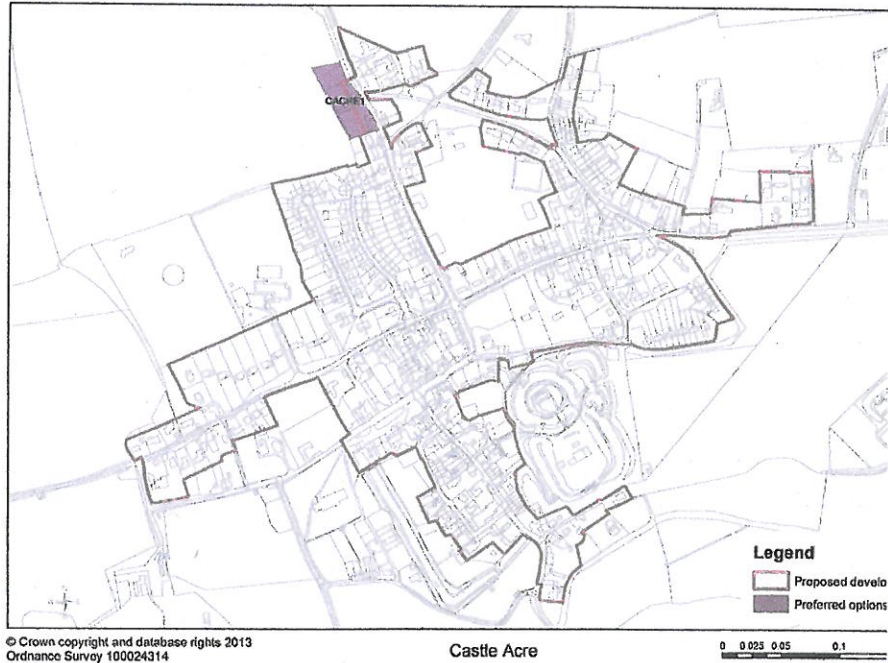
Castle Acre Parish Council showed support for sites 508, 509 and 1131 but objected to the other sites. Additional information to promote individual sites was received from agents and landowners. Other comments to support or object to specific sites were also received. One comment queried the proposed development boundary and suggested amendments.

7.21.13

[View Comments \(0\)](#) [Add Comments](#)

Sites 508, 511 and 1131 received more public support than the other sites but the response to the consultation did not suggest any one site was preferred for development.

**Preferred Option**



**Site Allocation**

**Draft Policy CACRE1 Land to the West of Massingham Road**

Land amounting to 0.46 hectares to the west of Massingham Road, as shown on the Policies Map, is allocated for residential development of 11 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the adjacent Grade II Listed Building.
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'.
4. Development is subject to the provision of the appropriate footway links.
5. Provision of affordable housing in line with the current standards.

**Site Description and Justification**

7.21.14

[View Comments \(1\)](#) [Add Comments](#)

The allocated site (which includes part of Sites 508 and the whole of Site 1131) is situated to the north of Castle Acre, immediately adjacent the proposed development boundary. The landscape of the site is relatively undeveloped and consists of Grade 3 (moderate quality) agricultural land. Part of the site (to the east) currently contains two derelict buildings with gardens to the rear. Development on the site provides an opportunity to clear the derelict site and if designed properly has the potential to positively contribute to the visual amenity of the locality.

7.21.15

[View Comments \(0\)](#) [Add Comments](#)

Other than the boundary hedgerows there are no landscape features of importance on the site.

7.21.16

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The surrounding area comprises of established housing development to the east and south. Views into the site are limited to near distance from adjacent roads, properties and public rights of way. Medium and long distance views are possible from the north and west however in this view development would be seen in the context of the existing settlement.

7.21.17

[View Comments \(1\)](#) [Add Comments](#)

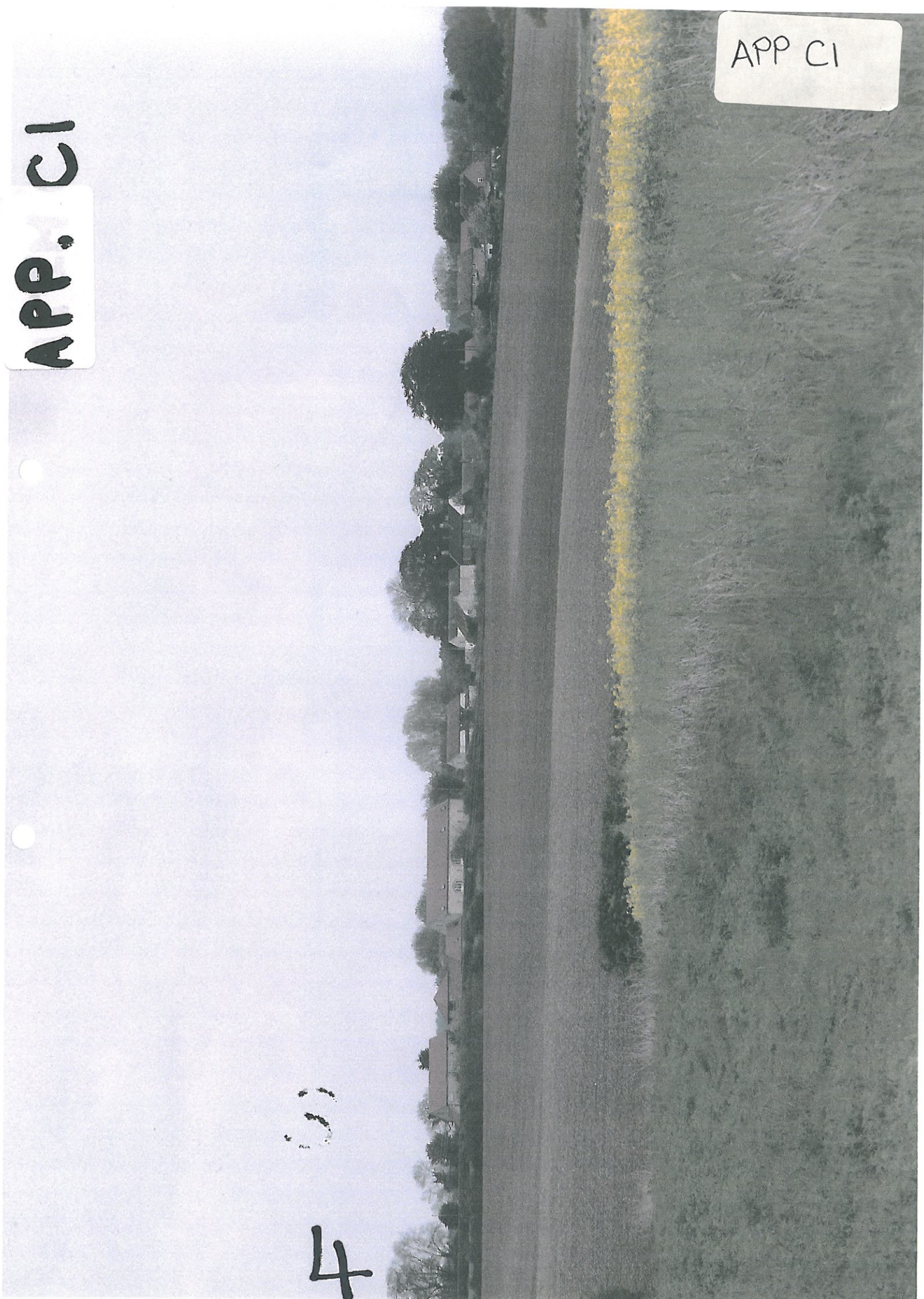
Part of the site (to its east) falls within Castle Acre Conservation Area, three Grade II Listed Buildings are also to be found close to the eastern part of the site. The sensitivity of the site will require careful design to ensure that the site makes a positive

APP. C1

APP C1

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APP. C2

APP C2

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APPENDIX D

PROXIMITY OF POTENTIAL DEVELOPMENT SITES TO VILLAGE SERVICES

	Massingham rd. site [from north end of rose cottages]	School Site [ From gate to site ]
School	759	50
Shop /post office	344	415
Pub [ostrich]	565	316
Bus stop	300	448

All measurements in my paces.

APP E

APP E

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**PREFERRED HOUSING OPTIONS FOR CASTLE ACRE COMPARISON BETWEEN SITE CACRE1 AND SITE 1193**

<b>CACRE1</b>	<b>1193</b>
Most of the site is in a conservation area	None of the site is in a conservation area
The site is opposite an important listed building (Stone Barn)	No nearby listed building
There is an important unlisted building on the site (Alberma Cottage, a clay lump house). Danger that it will be demolished or compromised by development. Issues and options document statement, quotes 7.21.14 "...development provides an opportunity to clear the derelict site"	No similar issue
Site as proposed would be overdeveloped with 11 houses	Plenty of room on this site. Possibility for additional social housing.
Development highly damaging visually from North and North West. (Issues and Options Document states, "The site is clearly visible along the skyline from the countryside"). Parish Council suggestion to hide development (landscaping and construction of flint wall) looks expensive and unlikely to be effective. Parish Council proposal to extend site would make development more difficult to hide.	No significant impact on countryside view as site is largely hidden. See David Russell Associates rebuttal of consultation document statement re Site 1193 "Potential negative impact on visual amenity of the countryside".
Site is part agricultural and has some informal public access.	Not agricultural land and no public access.
Significant highway safety issues. Constriction in road. Large vehicles turning out of St James Green. Norfolk County Council requirement for a footpath down Massingham Rd will make the situation worse. Norfolk County Council does not appear to have a complete grasp of the significant highway issues. Note that the Parish Council opposed a previous planning application in 2011 on the grounds, inter alia, on poor access.	Good existing access. Existing road and path to edge of site. (See David Russell Associates rebuttal of consultation Document statement re site 1193 "inadequate road network and access".)
Potential parking problems. New developments typically create over-spill parking with significant detrimental effect on the area.	Site is constrained by its defensible boundaries and service road has double yellow lines.

Massingham Rd and St James' Green would be vulnerable to this.	
Relatively remote from local services, pub, and school. No real likelihood of planning gain from this site. (See Bill Welch letter of 30/09/13 re section 106)	Closer to local services, pub and school. Possibility of planning gain in the form of a health center or additional social housing if this site is used meeting a defined local need (Para 8.3.3 of the issues and options paper refers to the need for a local health care facility. ) This would also be a good site for small family housing units as it is next to the school.
The houses on the site have recently been sold and there is no indication of the new owners intentions so there are questions about the availability of the site.	The site is available.
Potential conflict with District Council responsibility "to have particular regard to the desirability of preserving and enhancing the character of the conservation area."	No conservation area so no conflict.

12<sup>th</sup> May 2014

Dear Mr. Gomm,

## Preferred Housing Options for Castle Acre

Firstly, thank you for your commendably objective presentation to the Parish Council meeting on Thursday 8<sup>th</sup> May.

District Councillor Jim Moriarty emphasized the importance of members of the public offering further comments and this letter responds to that invitation.

After you left the meeting, the Parish Council undertook a review of their support or otherwise for the various sites in the village. The sites discussed were 508 / 1131, 1193 and 509. From what we were able to ascertain, the Parish Council had no objective report or written information in front of them. We have to say that we were disappointed with the standard of the debate and the conclusions, which were not supported by reference to the facts or were the results of "cherry picking" information. On this questionable basis the Parish Council agreed to support sites 508/1131 and 509 but not 1193.

The Parish Council appears to have an irrational aversion to site 1193. We took careful notes of the main points referred to in the debate against site 1193 and they are listed below together with our comments:

- **Barn owls being seen on the site.**  
This may or may not be true but the fact is that various species of owl are wide spread in this part of the country. If this were any sort of issue (which we doubt) it would arise when any planning application is considered.
- **There is a spring on the site.**  
We have taken some advice on this point and it is clear that under normal circumstances this would not prejudice a development.
- **There is a potential drainage problem on the site.**  
This, as far as we can tell, is an un-evidenced assertion. It is of course a fact that any development has the potential to create a drainage problem but there appears to be no empirical evidence that this is the case here.
- **There is an access and traffic problem.**  
There was no evidence offered for this assertion beyond the fact that the access road passes the local school. The facts are that a private school driveway, which is owned by the county council, accesses the site. The County Council has stated (letter to Bill Welch dated 24/1/14 - copy