

## Appendix 14 – AQ50 – Great Massingham (Norfolk CC Highways), 12/03/2024

Hi all

The development south of Walcups Lane, Gt Massingham was granted outline (ref: 16/01634) and reserved matters (ref: 18/02038) planning permission for 16 dwellings. Condition 10 of the outline permission originally required approval of the detailed plans for the offsite highway improvements to be agreed prior to a commencement on site. Due to delays in these details being submitted / approved and the applicants desire to start on site, it was agreed that the condition could be varied to change the trigger to 'no works above slab level...'.

The detailed engineering drawings for the off-site highway works were provisionally approved in July 2023. However, due to some errors / inconsistencies in the drawings some further amendments were required that have prevented the works from proceeding. However, the required amendments will not have a material impact on the clearance of condition 10, should the applicant apply for it to be discharged.

The County Council is not adopting the internal roads on this development and have not been consulted on any other applications to discharge planning conditions.

If you have any further queries regarding this matter do not hesitate to contact me.

**XXXXXX XXXXXXXX, Engineer (Estate & Major Development)**

Growth & Investment

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Norfolk County Council



**From:** David Wilson - ETD <[david.wilson@norfolk.gov.uk](mailto:david.wilson@norfolk.gov.uk)>

**Sent:** Tuesday, March 12, 2024 11:31 AM

**To:** Andrew Willeard <[andrew.willeard@norfolk.gov.uk](mailto:andrew.willeard@norfolk.gov.uk)>

**Cc:** Richard Doleman <[richard.doleman@norfolk.gov.uk](mailto:richard.doleman@norfolk.gov.uk)>

**Subject:** FW: Alex Fradley assigned you a task in "Local Plan MIQS Responses to Matter 5 - Growth Key Service Centres"

Hi Andrew,

Is this one of your sites? Any chance you could help with the query please?

Many thanks,

Dave

**XXXX XXXXXX, Engineer Major & Estate Development**  
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**From:** Michael Burton <[Michael.Burton@West-Norfolk.gov.uk](mailto:Michael.Burton@West-Norfolk.gov.uk)>  
**Sent:** Tuesday, March 12, 2024 10:56 AM  
**To:** Natacha Osler; Wilson, David - ETD  
**Cc:** Alex Fradley; Sandra Homcenko; Doleman, Richard  
**Subject:** FW: Alex Fradley assigned you a task in "Local Plan MIQS Responses to Matter 5 - Growth Key Service Centres"  
**Importance:** High

Hello Tash/ David

We are now working through the second batch of Inspectors' Additional MIQs (AQ37 – AQ107) for the ongoing Local Plan examination. I have an outstanding query regarding site allocation G43.1 (Land south of Walcup's Lane, Great Massingham); most recent application reference 18/02023/RMM (granted January 2019). My draft response is set out as follows:

***AQ50. Has agreement been reached with the Highway Authority in order that the development of this site can move forward?***

*Yes. On the basis of the latest monitoring information, that development has recently commenced, it must be concluded that previous concerns raised by the Highway Authority have since been resolved.*

Alex has raised concerns that this draft response may not be sufficient to satisfy the Inspectors (see email below), as there remain some questions whether all conditions on this application are yet to be discharged (despite the apparent start on site that I have noticed, with reference to Google Earth).

We have already been chasing the agent/ landowner regarding their intended progress with bring the Great Massingham site forward, but the latest email (attached) from the agent this morning states that we need to ask the landowner as they (agent) are not in a position to answer our questions. Therefore, I ask you all to confirm whether the previous Highways Conditions/ issues have been resolved. As

you are probably aware, we are working to extremely tight deadlines for these second batch of AMIQs. I therefore ask that you let me know have any available information in response to this question (AQ50) by **Thursday (14<sup>th</sup> March), at the latest**. Many thanks for your assistance/ any information you may be able to provide in this respect.

Regards and best wishes

**XXXXXXXX XXXXXX, Principal Planner**

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The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.