

Appendix 22 – AQ85-AQ86 – Denver (Anglian Homes), 07/03/2024

From: Nick Seaton

Sent: Thursday, March 7, 2024 9:54 AM

To: Planning Policy email <planning.policy@west-norfolk.gov.uk>

Cc: Michael Burton; Clive Himsworth; James Lawrence; Nick Bass

Subject: RE: URGENT! BCKLWN Local Plan Site Allocations

[External Email]

[Confirm the senders email address is genuine, before clicking on links and replying]

Dear Sandra

I could see any schemes I have put forward requiring further information, but if there is just let me know which ones, and I can try and respond by your deadline.

I did however note you required comments regarding allocation G28.1 in Denver.

My client Fountain Construction has recently purchased the majority of this site, although I understand a section had already been sold earlier to a neighbouring property.

The site is adjacent to a listed building, and conservation raised major concerns with a scheme put forward on the site previously by a potential purchasers and there agent which was refused.

We have recently met the conservation officer on site to discuss options, and given there requirement for single storey dwellings on at least an element of the site, the protected trees on the site and the fact my client does not own the whole allocation, we believe that 8 dwellings is unrealistic, and that up to 6 would be the more likely.

We are currently in the very early stages of preparing some concept plans for the conservation officer to comment on, and hope to be coming forward with a scheme for the site shortly.

We trust the above is acceptable, but any questions do not hesitate to call me.

Kind regards

Nick

Nick Seaton MBA MRICS C.Build E FCABE

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From: Planning Policy email <planning.policy@west-norfolk.gov.uk>

Sent: Wednesday, March 6, 2024 4:06 PM

To: Nick Seaton <info@angliabuildingconsultants.co.uk>

Subject: URGENT! BCKLWN Local Plan Site Allocations

Dear Agent,

I am following up on the email I sent to you on 23rd February 2024 asking for your response to Additional Matters, Issues and Questions raised by the Inspector as part to the Local Plan examination.

As we have not yet heard from you, please could you ensure that you respond to our questions by the 8th March 2024 by 12.00 noon at the very latest. There is a real risk that if you don't provide us with the answers and if we do not receive relevant the evidence to support these sites, your site could be removed as an allocation from the Local Plan.

If you have any questions pleased don't hesitate to email or call me.

Many thanks,

XXXXXX XXXXXXXX, Planning Assistant - Planning Policy

Tel:



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