

Rob Parkinson

From: [REDACTED]
Sent: 20 December 2017 14:26
To: Rob Parkinson; Nicola Turner
Subject: RE: Hoveton

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Rob

Thank you for your email. Nicola had told me that the matter was being deferred.

I have clarified some matters with Nicola on s106 payments but was unaware of the change to the education payment. I therefore update my recent comments to Nicola as follows:

Assuming FW Properties acknowledge that the additional cost of providing the church car park and additional s106 contributions for play space (total now £30,000) and education (total now £93,152) reduces the viability to a level below that which would normally be regarded as acceptable for an enabling scheme then I can confirm that if the car park cost is not incurred then it will be possible to deliver an additional intermediate tenure unit or alter the tenure mix of those currently proposed to include a greater number of affordable rent units.

I hope this helps. Please let me know if you need anything further.

Kind regards

[REDACTED]
[REDACTED]
Director
SMB Property Consultancy Ltd
Email: [REDACTED]
Mobile: [REDACTED]
Address: [REDACTED]
Company Number: 07779449

 Please consider the environment before printing this e-mail

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From: Rob Parkinson [<mailto:Rob.Parkinson@north-norfolk.gov.uk>]
Sent: 20 December 2017 13:53
To: [REDACTED] Nicola Turner
Subject: RE: Hoveton
Importance: High

Good afternoon [REDACTED] Nicola,

([REDACTED] in case you don't know, the committee yesterday decided to deferred consideration to January rather than 'rush it through' today).

I noticed there is a discrepancy in the s106 sums you have considered and wanted to clarify if this would render things undeliverable.

Education ~~£81,505~~ NCC has now said it should be £93,152 (an increase of £11,647).

Library £1875

Play Area Contribution ~~£4050~~ FWP has now raised this to £30,000.

Allotment Contribution £13142

Visitor Impact £1250

Church Contribution £15000

Green Infrastructure £1500

This in effect is a contribution of ~~£17,192~~ £43,142 to Play and allotments therefore increasing the Play contribution to £30,000 is an increase of ~~£12,808~~. £25,950.

Factoring in the increased education contribution takes the overall increased s106 costs to £37,597.

I attach the relevant updated Heads of Terms doc for info.

Given that the costs of the car park and s106 items are purported to be met from profit and land price reductions, I do not see how the above would affect the potential to replace a market dwelling with a new shared-ownership (8th) Affordable Dwelling or to change the tenure mix of the existing 7 affordable dwellings; so on that basis I will continue to liaise with FWP as requested unless I hear otherwise.

Nb in discussion before receiving Stuart's email, FWP described the education increase as something they would have to accept, saying "it is what it is".

Please let me know if there are any urgent considerations as a result.

Kind regards

Rob

Rob Parkinson

Major Projects Team Leader

+441263 516149



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Rob Parkinson

From: [REDACTED]
Sent: 08 October 2017 20:06
To: Rob Parkinson
Subject: Fwd: Future plans for HVH

On Sun, 8 Oct 2017 at 19:50, [REDACTED] wrote:
Good evening everyone, I hope you've had a nice weekend.

I just thought I'd touch base with everyone and let you know that Rob Parkinson of NNDC telephoned me on Thursday evening to discuss improving facilities for the whole of the Community, especially the Youth at Hoveton Village Hall and Park.

He explained that the Blofeld housing project is expected to be resubmitted in the coming weeks which will take into consideration helping our facility in particular - via its 106 contribution.

I have, therefore, been advised to send in our wish list and after speaking to Nigel yesterday will do this in a phase 1 /2 /3 format.

I met up with Mr Brooks of BHS, Lee from Norse and a small group of pupils on Friday afternoon who are entering themselves into a County competition . They have to design a Community garden so I've given them two project areas to think about. One is the main park area and how could they make it look softer and more inviting. The other area in need of something is outside the treble doors in the triangle. The draw is in December so we won't have long to wait to see something. I've told them to be bold! They don't have any funding to actually do the work but Le Grice and Norse can donate plants and if we do have any money in the kitty by Springtime to pay a local Gardner to dig out the beds, the children have said they'll plant up. So I'll add this project to my list in phase 1.

So this is our list.....which can be added to if any of you can think of anything more you think the Community would like.

Phase 1.

Outside MUGA with an outside gym together with floodlighting. The floodlighting will be token operated and will be bought at local shops. The electricity usage will be totally covered and may even provide a small income for the Hall. Phase3 electricity is expensive to install at the best of times as it has to come in from the main road but like with all these things it's often cheaper to put it in when the work is being done rather than later.

I met up with Simon who has formed his own Company after designing and working on BeWilderwood earlier this year and he has drawn up a very basic plan for two areas. One a teenager hangout area - a large treehouse with a flat top so that they can sit on the top and gather. Don't worry, it won't be too tall & they'll be able to jump down. The other is a small treehouse round the tree in the little ones area. Again, it's not a huge add on but just makes it a little different and 'quirky'.

The planning and planting of flower/shrub beds around the Park.

Upgrade outside male and female toilets.

This phase will incorporate all ages and many needs.

Phase 2.

Install disabled toilet with full changing facilities, including a hoist and changing bed. (There are only two in Norfolk - 1 in North Norfolk and the other in Yarmouth).

Install a disabled play area, swings, roundabouts.

A wide path around the whole park which would be for the benefit for both disabled wheelchair users, mothers with buggies and runners wanting to safely exercise. This to be explored further, taking advice from experts and getting costings.

Phase 3.

A sports pavilion. To include male/female changing facilities. A communal room, small kitchen and 2 consultation rooms, possibly for sports masseur etc.,

A zipwire.

Obviously, all these projects depend on grant funding but when Debby returns from holiday, we'll get going on them.

Let me know your thoughts....and yes, I'll need to apply for planning! Hopefully - plenty of it!

Warmest regards,

[Redacted signature]

--



Infrastructure
and Projects
Authority

[Redacted name]
Deputy Director, Infrastructure and Projects Authority

[Redacted name]
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www.gov.uk/government/organisations/infrastructure-and-projects-authority
Reporting to HM Treasury and Cabinet Office

Rob Parkinson

From: Rob Parkinson
Sent: 13 October 2017 09:56
To: Julian Wells
Subject: RE: Church Field, Hoveton - Re-submission of planning application

Julian,
Sorry this has taken a while to get onto paper.


I will leave it to you to consider any footpath works to Littlewood Lane in light of Cllr Dixon's suggestions.

The details of the 3 schemes for additional impact-related public benefit works are below, as discussed with Geoff, me, Cllr Dixon and Highways & Parish.

1. Re-surfacing the poor state of the highway verge opposite the school on the north side of Horning Road, currently used and in rough condition. May also need a refuge. - This will have to be subject to Rossi Long survey but I think there is certainly room. Highways are agreeable in principle, subject to detailed design work – there's at least 2.5m width narrowing to c. 1.8m. Whilst it might encourage more ad hoc parking, there are certain measures in place to improve school pupil safety: the existing pedestrian crossing, the FWP requirement for 20mph around the school, the tree techniques and 30mph for reducing speeds on the approach to the village. I do not wish to 'urbanise' the village too much around the church, so trees should go in the verge between road and 3 Rivers Way where it is both too narrow and more rural; this point starts around the edge of the village.

Just one point of caution – Highways think that the existing crossing is in a counter-intuitive position on the 'wrong' side of the school, so it may need a refuge to help people cross the A road, which in turn may need the road to be widened, and reduce the area that can be used for lay-by parking. Final details will flesh it out. See attached sketch and photos.

2. Highways advocate a small car park in the north-west corner of the top field, as discussed. This is something that needs further consideration by Conservation and Landscape officers who are looking to reply by Tuesday. There is some debate about the position/orientation...north-south has a link with the church but conceals the redbrick wall, but east-west has more prominence on the sloping topography. The proposed 15 spaces could be a bit large, because the current arrangement of perpendicular parking allows c. 8-9 cars, but turning it around to be parallel to the road could be a bit more prominent and would be less associated with the church. It should be built from permeable surfacing (e.g. grasscrete / gravel) so low maintenance and no drainage needed. It could be screened by natural hedging. This would need to show clearly how the existing church layby would be dealt with – to look more natural and to prevent parking still happening on the Horning Road. With hedging and a minimal width access, it could actually improve the setting of the church as well as highways safety, but comments are awaited. We of course cannot guarantee that Historic England wouldn't have an issue with it either, so we've emailed them to ask.

- 
3. Hoveton Village Hall and Park. – Hoveton Parish Council are exploring improvements to their recreation ground, play area and village hall on Stalham Road and have ideas for many different projects there. I recall there was some concern with the previous applications that teenage facilities should be provided at the park, and HPC has some ideas for that. Whilst I remain of the opinion that the 'small children' play area should remain within the Church Fields scheme, the 25 houses are lacking in older-age recreation facilities. They have a number of priorities for providing more up-to-date facilities for which there's known demand. They have detailed the likely stages the work could be split into and have indicative costings for the following projects, which would deliver very substantial benefit to the community across the age range.

- a) Multi use games area in the south east corner of the sports field (possibly with an outdoor gym) - £60K for basic level of facilities, rising to £120k for the highest standard of sport facilities.

- b) Flood Lighting for the MUGA - £10K.
- c) Additional play facilities in the BeWilderwood style, including a teenager hangout area - £20K.

Should I also be expecting an 'advance submission' of reserved matters applications at Littlewood Lane?

I hope this helps,

Kind regards,
Rob

From: Julian Wells [<mailto:julian@fw-properties.com>]
Sent: 08 October 2017 15:00
To: Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk>
Subject: RE: Church Field, Hoveton - Re-submission of planning application

Rob – I will give you a call in the morning so we can discuss next steps.

Thanks

Julian

Julian Wells
Director

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julian@fw-properties.com



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From: Rob Parkinson [<mailto:Rob.Parkinson@north-norfolk.gov.uk>]
Sent: 06 October 2017 18:14
To: Julian Wells <julian@fw-properties.com>
Subject: RE: Church Field, Hoveton - Re-submission of planning application

Julian,

I'm aware that we haven't come back to you on this yet but we have been discussing with Highways and considering other options. Having been on site this morning, I have second thoughts on the footpath.

I would like to discuss with you in more detail on Monday as we have other suggestions that might be more logical, sound and deliverable.

I know Geoff has discussed the fee with Steve Blatch but did not hear the outcome of that before Geoff went on leave Thurs&Fri.

Hopefully we can catch up on Monday.

Kind regards

Rob

Rob Parkinson

Major Projects Team Leader
+441263 516149



From: Julian Wells [mailto:julian@fw-properties.com]

Sent: 02 October 2017 21:08

To: Geoff Lyon <Geoff.Lyon@north-norfolk.gov.uk>; Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk>

Cc: Matthew Wood <matthewwood@feildenandmawson.com>; Jack Trutch <jack@fw-properties.com>; Ian Fox <ian@fw-properties.com>; Cllr. Nigel Dixon <Nigel.Dixon@north-norfolk.gov.uk>; Chris Thompson <chris.thompson@bewilderwood.co.uk> [REDACTED] Ian Wilson <ian@benthicsolutions.com>

Subject: Church Field, Hoveton - Re-submission of planning application

Geoff & Rob,

Further to our various discussions last week, we are now progressing the re-submission of the Church Field planning application, which we are aiming to submit to you early next week as agreed. On this basis, you have confirmed that the application will be determined at the planning committee meeting on 23rd November. Subject to a planning consent being achieved, this will then enable Benthics to immediately commence the construction work for their new building. Please can you confirm that we will be able to benefit from a reduced fee for this application as result of the reduction in unit numbers from 31 to 25 in the earlier two schemes.

In addition to enabling the development of the commercial buildings for Benthics, the various community benefits and the affordable housing in the scheme, as shown in the attached masterplan drawing, we are also proposing the following additional community benefits from this development:

- *The transfer of the front part of Church Field as a Community Asset* – please can we discuss this item with you as we need to further understand the meaning of a ‘community asset’ and what this will entail for the existing landowner going forward;
- *The inclusion of a permitted footpath running along the north western edge of Littlewoods Field as shown on the masterplan* – this would connect Littlewoods Lane with Horning Road and the Church and would provide a better linkage from the new commercial development to the centre of the village and the railway station, etc. This is currently being discussed with the Hoveton Estate but we believe will be acceptable;
- *The inclusion of 5/6 new car parking spaces for use by the Church* – these will be constructed alongside the adopted highway into the new residential scheme and will provide safe pedestrian access along the pavement running beside Horning Road to the Church and School.

Please can you let us have your thoughts to these additional benefits so that we can conclude the assembly of the information for this re-submission.

Kind regards

Julian

Direct 01603 295052 / Mobile 07733 261502
julian@fw-properties.com



01603 295050



Rob Parkinson

From: Rob Parkinson
Sent: 10 November 2017 14:33
To: [REDACTED]
Subject: FW: Hoveton - playing field / village hall works
Importance: High

[REDACTED]

To be clear, I am not trying to influence this, but please note the below.

As discussed previously the applicant's suggestion was that they could provide facilities using their contractors that they've used elsewhere, which might be cheaper than your quotes, and therefore I would be concerned that you may only get a cash sum and that could achieve less equipment and take longer to provide than if the applicant did it. The applicant has an incentive to offer as much as possible and in quick time, and potentially in a way that we as the LPA could 'enforce' and 'monitor' a bit more by setting it out in a legal obligation, rather than simply giving us a cash sum to pass on to the PC.

You may want to discuss this with the PC this weekend to ensure you don't miss the opportunity to see what options are available.

Kind regards
Rob

From: Julian Wells [mailto:julian@fw-properties.com]
Sent: 09 November 2017 16:18
To: Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk>
Cc: Jack Trutch <jack@fw-properties.com>; Matthew Wood <matthewwood@feildenandmawson.com>; Ian Fox <ian@fw-properties.com>
Subject: RE: Hoveton - playing field / village hall works

Rob,

Further to your emails below, we think that the most sensible way forward is for us to simply pay a fixed contribution to the Parish Council for these play facilities. We are currently concluding our costing exercise of the new Church car parking following which we will then be able to establish how much we are willing to contribute to these play facilities. I will therefore come back to you shortly on this figure along with the full schedule of all the community contributions being provided from this project as requested in your earlier email.

For your information, Ian Wilson, Cllr Dixon, and myself are meeting with the our PR person tomorrow morning so that she can start drafting the positive press release for Benthics which we will issue to the EDP in the lead up to the Planning Committee Meeting in December.

Thanks

Julian

Julian Wells
Director

Direct 01603 295052 / Mobile 07733 261502
julian@fw-properties.com



From: Rob Parkinson [<mailto:Rob.Parkinson@north-norfolk.gov.uk>]
Sent: 06 November 2017 11:25
To: Julian Wells <julian@fw-properties.com>
Subject: RE: Hoveton - playing field / village hall works

Julian,

As there may be a period of delay before meeting the Hoveton PC / Jilly, would it be worth you drafting some ideas for your play area improvements in the interim, from the contractor you would like? If they were sent to Jilly in advance of the 6th Dec it may help them come to a decision in principle which Jilly could raise on the 7th etc.

Just a thought,

Thanks
Rob

Rob Parkinson
Major Projects Team Leader
+441263 516149



From: Rob Parkinson
Sent: 06 November 2017 11:14
To: Julian Wells <julian@fw-properties.com>
Subject: Hoveton - playing field / village hall works

Julian,

I have liaised with Jilly Gourlay re potential meetings for the above possible s106 projects.

Jilly is rightly concerned to ensure that her position on the Hoveton PC, and the position of the PC itself, should not be compromised by any suggestion of liaison ahead of the PC's consideration of the application. As such, neither party wishes to meet before the PC meeting, which is on the 6th December. Jilly suggests the 7th Dec would work, perhaps 2pm??

██████ has suggested that it could be more appropriate to propose a financial sum that is available and discuss the works that could be applied to. There is sense in this, but I appreciate your suggested alternative model. From the LPA's perspective, we would be satisfied with this meeting taking place on 7th Dec (or thereabouts) with the specific projects finalised very shortly after that.

To meet the 20th December committee, a 21-day period of public consultation needs to end on c. 6th December so that I can finish the report. My report has to be sent to the publisher on Monday 11th December but there is also the opportunity for a verbal update if it needs the week after to finalise things.

I hope this helps,
Kind regards
Rob

Rob Parkinson

From: Julian Wells <julian@fw-properties.com>
Sent: 30 October 2017 11:27
To: Rob Parkinson
Cc: Matthew Wood; Jack Trutch
Subject: Church Field, Hoveton - Children's Play Facilities

Rob,

Please can you provide us with the details of the proposed children's play facilities behind the village hall so that we can start to cost these items. I briefly spoke to Jilly Gourley at the Parish Council last week on these play items but have not received any further information from her.

Thanks

Julian

Julian Wells
Director

Direct 01603 295052 / Mobile 07733 261502
julian@fw-properties.com



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fw-properties.com

01603 295050



Rob Parkinson

From: Cllr. Nigel Dixon
Sent: 08 October 2017 21:20
To: Rob Parkinson
Cc: jgourlay@hoveton-pc.org.uk; Geoff Lyon
Subject: Church Field, Hoveton - Re-submission of planning application

Hi Rob,

I have spoken with [REDACTED] tells me she has a conceptual vision of a WellBeing Centre and what's needed to provide it with more up to date facilities for which there's known demand. She has thought through the likely stages the work could be split into and the probable positioning on the site; they also have indicative costings for the following stages which would deliver very substantial benefit to the community across the age range:

1. Multi use games area in the south east corner of the sports field - £60K.
2. Flood Lighting for the MUGA - £10K.
3. Additional play facilities in the BeWilderwood style - £20K.
4. Conversion of space within the Village Hall complex to sport changing and showers - £12k.

There are ideas for other stages which aren't yet developed and would follow once those above are delivered. I am unclear how much funding might be available now that the proposal is for 25 units or the likely costs of the permissive footpath and grass-crete parking for the Church.

Jilly will respond to you separately but I am very supportive of what they aim to achieve; happy discuss further if needed.

Kind regards,

Nigel Dixon, Cllr for Hoveton & Cabinet Member for Economic Development Sent from my iPad

Rob Parkinson

From: [REDACTED]
Sent: 11 December 2017 16:49
To: Rob Parkinson
Subject: Re: Hoveton play area - meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rob,

I'm sure by now you will have been informed of Hoveton Parish Council's decision on Wednesday night about the Church Fields planning proposal.

I wonder if we could arrange to meet up to discuss funding for certain projects involving Hoveton Village Hall and Park? I am very keen to get the ball rolling as early as possible and know that these things take time to come about. It would be really lovely if 'something' was visible by Springtime, it would certainly give a big boost to the whole Community.

Regards,
[REDACTED]

On Mon, 6 Nov 2017 at 10:35, [REDACTED] wrote:

Sent from my iPhone

Begin forwarded message:

From: Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk>
Date: 3 November 2017 at 17:16:07 GMT
To: [REDACTED]
Subject: RE: Hoveton play area - meeting

Hi [REDACTED]

Julian Wells would like to meet really soon if possible to try and get a feel for costing up the works needed...he mentioned next week. I understand if you don't want to but do you wish to take soundings on this with your PC colleagues? Please don't feel under any pressure, if they have to wait they will. However he did mention he may contact you anyway - thought I'd try and get you forewarned.

Let me know your thoughts,

Rob

Rob Parkinson
Major Projects Team Leader
+441263 516149

-----Original Message-----

From: [REDACTED]

Sent: 03 November 2017 11:54

To: Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk>

Subject: Re: Hoveton play area - meeting

Morning Rob,

I'd be happy to meet up after the next PC meeting, which is on the 6th December.

How about Thursday 7th or 14th at 2?

Has he looked at our proposals for a MUGA etc?

[REDACTED]

Sent from my iPhone

> On 2 Nov 2017, at 10:40, Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk> wrote:

>

> week.

Rob Parkinson

From: Rob Parkinson
Sent: 05 December 2017 12:55
To: Alex Howe
Subject: RE: From Alex, Hoveton Parish Council - FW Properties info

Hello Alex,

The proposals are only to change the following:

- Provide a new 12-space car park and access drive from Horning Road, next to the west side of the car park; this is expected to be used by the church only (I expect that this would be restricted by planning condition).
- Increase the payments to HPC for childrens/teenagers play facility improvements at the village hall, from £4,000 proposed in September, to £25,000 proposed now.

The timing for these to be delivered / paid is set out in the applicant's proposed section 106 'heads of terms' document, attached.

The changes affect only really the following documents:

- Page 3 of the Design and Access Statement – attached.
- Pages 5, 6, 8 of the Arboricultural Implications Assessment – attached.
- Revised site plan – attached.

Members of the Planning Committee will have to take a view on whether the proposal now offers enough "public benefits" to outweigh the concern that the housing is outside the development boundary and is contrary to policy. As you may be aware, there are already concerns raised that these are not especially beneficial in the wider interest.

If the HPC were minded to consider the payments necessary, it would be very helpful from my perspective if the HPC could explain why there is a need for improved facilities and what the opportunities are for this money to be spent, when and how, and whether there are any other sources of funding available that would mean this isn't the only source of funding we're reliant on.

Kind regards,

Rob

Rob Parkinson
Major Projects Team Leader
+441263 516149



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From: Alex Howe [
Sent: 05 December 2017 11:40

To: Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk>

Subject: From Alex, Hoveton Parish Council

Dear Rob,

Re: Church Field Planning Application


I know this is a bit close to the wire but I have been trying to do my research in respect of Hoveton Parish Council's planned discussion tomorrow evening in respect of the above planning application.

I am a bit overwhelmed with all the paperwork presented and I am wondering if there is an official summary one page document outlining the key changes between the previous application and this new application; and specifically how this new application corrects the reasons for rejection last time.

I have been advised that one of the objectors has put out on a FB page that the developers are attempting to "bribe" HPC by earmarking monies for the village hall play area and I am extremely anxious that we play a 'straight bat' by being absolutely sure of our facts before entering into any discussion in front of the objectors who are being encouraged to come to the meeting in force tomorrow.

Kind regards,
Alex

Alex Howe (Mrs.)



Rob Parkinson

From: [REDACTED]
Sent: 25 October 2017 17:43
To: Rob Parkinson
Subject: Fwd: Outdoor Play, Gym and Sports Equipment Quotation for Hoveton
Attachments: image001.png; ATT00001.htm; Hoveton Parish Council - Quotation-010488.pdf; ATT00002.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rob,

I've just received this up to date quote for everything that we would like.

This also includes a much needed disabled play area. I don't know where there is another one in North Norfolk - perhaps you could let me know and I'll happily go and see it. I would actually like to extend that as time goes on. Hope this gives you an idea of our thoughts.

Warmest Regards,
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 25 October 2017 at 10:27:23 BST
To: [REDACTED]
Subject: RE: Outdoor Play, Gym and Sports Equipment Quotation for Hoveton

Hi [REDACTED]

Rob Parkinson

From: Julian Wells <julian@fw-properties.com>
Sent: 12 November 2017 18:27
To: Rob Parkinson
Subject: RE: Hoveton - playing field / village hall works

Rob,

I would rather not get involved in the undoubted politics of carrying out these works so please can we simply work on the basis of us making a financial contribution to the Parish Council for these play facilities. On this basis, I would therefore prefer it that you did not make the statement below to them.

Thanks

Julian

Julian Wells
Director

Direct 01603 295052 / Mobile 07733 261502
julian@fw-properties.com



1st Floor, 3 The Close, Norwich, NR1 4DH
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From: Rob Parkinson [mailto:Rob.Parkinson@north-norfolk.gov.uk]
Sent: 10 November 2017 14:26
To: Julian Wells <julian@fw-properties.com>
Subject: RE: Hoveton - playing field / village hall works

Julian

Thank you for this. With your consent please can I send this on to [REDACTED] and explain that there is a risk of them getting fewer facilities and less commitment using their quote rather than your offer of actual works?

Kind regards

Rob

From: Julian Wells [mailto:julian@fw-properties.com]
Sent: 09 November 2017 16:18
To: Rob Parkinson <Rob.Parkinson@north-norfolk.gov.uk>
Cc: Jack Trutch <jack@fw-properties.com>; Matthew Wood <matthewwood@feildenandmawson.com>; Ian Fox <ian@fw-properties.com>
Subject: RE: Hoveton - playing field / village hall works

Rob,

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For your information, Ian Wilson, Cllr Dixon, and myself are meeting with the our PR person tomorrow morning so that she can start drafting the positive press release for Benthics which we will issue to the EDP in the lead up to the Planning Committee Meeting in December.

Thanks

Julian

Julian Wells
Director

Direct 01603 295052 / Mobile 07733 261502
julian@fw-properties.com



1st Floor, 3 The Close, Norwich, NR1 4DH
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01603 295050



From: Rob Parkinson [<mailto:Rob.Parkinson@north-norfolk.gov.uk>]

Sent: 06 November 2017 11:25

To: Julian Wells <julian@fw-properties.com>

Subject: RE: Hoveton - playing field / village hall works

Julian,

As there may be a period of delay before meeting the Hoveton PC / [REDACTED] would it be worth you drafting some ideas for your play area improvements in the interim, from the contractor you would like? If they were sent to [REDACTED] in advance of the 6th Dec it may help them come to a decision in principle which Jilly could raise on the 7th etc.

Just a thought,

Thanks
Rob

Rob Parkinson
Major Projects Team Leader
+441263 516149



From: Rob Parkinson
Sent: 06 November 2017 11:14
To: Julian Wells <julian@fw-properties.com>
Subject: Hoveton - playing field / village hall works

Julian,

I have liaised with [REDACTED] re potential meetings for the above possible s106 projects.

[REDACTED] is rightly concerned to ensure that her position on the Hoveton PC, and the position of the PC itself, should not be compromised by any suggestion of liaison ahead of the PC's consideration of the application. As such, neither party wishes to meet before the PC meeting, which is on the 6th December. Jilly suggests the 7th Dec would work, perhaps 2pm??

[REDACTED] has suggested that it could be more appropriate to propose a financial sum that is available and discuss the works that could be applied to. There is sense in this, but I appreciate your suggested alternative model. From the LPA's perspective, we would be satisfied with this meeting taking place on 7th Dec (or thereabouts) with the specific projects finalised very shortly after that.

To meet the 20th December committee, a 21-day period of public consultation needs to end on c. 6th December so that I can finish the report. My report has to be sent to the publisher on Monday 11th December but there is also the opportunity for a verbal update if it needs the week after to finalise things.

I hope this helps,
Kind regards
Rob

Rob Parkinson

From: Julian Wells <julian@fw-properties.com>
Sent: 09 November 2017 16:18
To: Rob Parkinson
Cc: Jack Trutch; Matthew Wood; Ian Fox
Subject: RE: Hoveton - playing field / village hall works

Rob,

Further to your emails below, we think that the most sensible way forward is for us to simply pay a fixed contribution to the Parish Council for these play facilities. We are currently concluding our costing exercise of the new Church car parking following which we will then be able to establish how much we are willing to contribute to these play facilities. I will therefore come back to you shortly on this figure along with the full schedule of all the community contributions being provided from this project as requested in your earlier email.

For your information, Ian Wilson, Cllr Dixon, and myself are meeting with the our PR person tomorrow morning so that she can start drafting the positive press release for Benthics which we will issue to the EDP in the lead up to the Planning Committee Meeting in December.

Thanks

Julian

Julian Wells
Director

Direct 01603 295052 / Mobile 07733 261502
julian@fw-properties.com



1st Floor, 3 The Close, Norwich, NR1 4DH
fw-properties.com

01603 295050

[Faint, illegible text, likely a placeholder or watermark]



From: Rob Parkinson [mailto:Rob.Parkinson@north-norfolk.gov.uk]
Sent: 06 November 2017 11:25
To: Julian Wells <julian@fw-properties.com>
Subject: RE: Hoveton - playing field / village hall works

Julian,

As there may be a period of delay before meeting the Hoveton PC / [REDACTED] would it be worth you drafting some ideas for your play area improvements in the interim, from the contractor you would like? If they were sent to Jilly in advance of the 6th Dec it may help them come to a decision in principle which [REDACTED] could raise on the 7th etc.

Just a thought,

Thanks
Rob

Rob Parkinson
Major Projects Team Leader
+441263 516149

From: Rob Parkinson
Sent: 06 November 2017 11:14
To: Julian Wells <julian@fw-properties.com>
Subject: Hoveton - playing field / village hall works

Julian,

I have liaised with [REDACTED] re potential meetings for the above possible s106 projects.

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I hope this helps,
Kind regards
Rob

Rob Parkinson

From: Nicola Turner
Sent: 20 December 2017 13:16
To: Rob Parkinson
Subject: PF/17/1802 - Church Field, Hoveton

Good afternoon Rob

Stuart Bizley has reviewed the financial viability information submitted and confirmed that there is no need to submit an updated version reflecting the timescale between when the financial viability information was produced and submitted for this current application.

Stuart has advised that there is now a lower profit as a result of the increased costs associated with the current application which proposes an increased play contribution to £30,000 and a £100,000 cost associated with the church car park. Stuart reviewed the impact of not incurring the additional cost associated with the church car park and concluded that on the basis of the somewhat reduced viability the current scheme provides (when compared to the viability of the scheme when previously considered), if the church car park costs were not incurred then this value could instead be used to provide an additional intermediate affordable housing dwelling or convert one of the existing intermediate affordable housing dwellings to a rented affordable dwelling.

I should advise that the preference would be to provide for an additional affordable dwelling, which it is suggested could be plot 24. This dwelling would then not necessarily need the garage or ensuite which would offer some cost savings.

Can you please ask the applicant whether they would offer the additional affordable dwelling instead of the car park works? There would be no adverse impact on the viability of the scheme of such a change.

Many thanks

Nicola

Nicola Turner

Housing Strategy and Community Manager
+441263 516222



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Rob Parkinson

From: [REDACTED]
Sent: 08 October 2017 22:32
To: Cllr. Nigel Dixon
Cc: Rob Parkinson; jgourlay@hoveton-pc.org.uk; Geoff Lyon
Subject: Re: Church Field, Hoveton - Re-submission of planning application

Hi Rob,

Having just seen Nigel's email,

I have emailed Caloo (a company that kindly came out and gave us a quote some time ago) to give us an up to date estimate for an outside gym/muga / floodlights etc. I will forward this to you as soon you as I received this. I believe that to deliver the highest standard in sport facilities will cost more than 60k and may in fact be nearer to 120k. Providing top quality changing facilities would cost around 30k as new boilers, extensive plumbing, new flooring, walls and door ways would need to be created too. This project maybe put on hold and put into The Pavillion should we go down that route.

[REDACTED]

Sent from my iPhone

> On 8 Oct 2017, at 21:19, Cllr. Nigel Dixon <Nigel.Dixon@north-norfolk.gov.uk> wrote:

>

> Hi Rob,

> I have spoken with [REDACTED] she tells me she has a conceptual vision of a WellBeing Centre and what's needed to provide it with more up to date facilities for which there's known demand. She has thought through the likely stages the work could be split into and the probable positioning on the site; they also have indicative costings for the following stages which would deliver very substantial benefit to the community across the age range:

>

> 1. Multi use games area in the south east corner of the sports field - £60K.

> 2. Flood Lighting for the MUGA - £10K.

> 3. Additional play facilities in the BeWilderwood style - £20K.

> 4. Conversion of space within the Village Hall complex to sport changing and showers - £12k.

>

> There are ideas for other stages which aren't yet developed and would follow once those above are delivered. I am unclear how much funding might be available now that the proposal is for 25 units or the likely costs of the permissive footpath and grass-crete parking for the Church.

> Jilly will respond to you separately but I am very supportive of what they aim to achieve; happy discuss further if needed.

>

> Kind regards,

> Nigel Dixon, Cllr for Hoveton & Cabinet Member

> for Economic Development Sent from my iPad

>

>

> *****

> *****

> *****

>

> North Norfolk District Council

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