

## EVIDENCE BASE: CHAPTER 11 CONSULTATION WITH LOCAL LARGE LANDOWNERS

### Interviews with Landowners in and around Corpusty and Saxthorpe

**Niven Last** has agreed that land on the East side of the Matlaske Road can be used for mixed development. He is not keen that it should be earmarked solely for light industrial use but some housing should be included. He is also willing to consider renovating the barns north of Eddie's garage for office or other appropriate use.

At least two members of the village have expressed an interest in buying barns in the village to house their businesses.

**Stephen James** of Carr's Barn Irmington Road is keen for his land on either side of Adam's Lane to be used for a mixed housing development. COR1 and COR2

**Peter Seaman** is in favour of the proposals so far. He does not want any additional development on his land at Great Farm or at Shrub Farm. He has planning permission for a Combined Heat and Power (CHP) unit at Shrub Farm. This unit would generate about 0.5 mega watt of electricity. (This is about enough for 40-50 houses' electricity) It uses old wood which currently goes to landfill. He is unable to build this owing to the electricity grid capacity being nominally full. This is apparently because grid capacity has been purchased by vested interests in advance of electricity generating projects being established. These 'owners' are not willing to sell some capacity to Peter Seaman at a viable rate. Imogen has approached Norman Lamb about this and will follow up the issue. Green Power generation is a policy proposal that will be included in the NP. If the grid problems were soluble, Peter Seaman would be willing to consider special rates to supply houses within the village.

Peter Seaman is not willing to consider establishing a footpath from Little London to Saxthorpe across his land.

**Mike Youngs** of Seven Oaks, Heydon Road, Corpusty is keen to have his approximately 2 acre garden adjacent to Horseshoe Lane be included as development land. He has a son who lives in a caravan on his garden and would be keen to have his own house. There is room for an additional 4+ houses on the garden if the present sheds were demolished. This land would fulfill our criteria of infilling although in the last NNDC development plan it was outside the village envelope, it fits between 2 houses on Horseshoe Lane.

**Michael Harrold** has recently purchased a considerable amount of land around the village. Imogen will arrange to speak to him about development opportunities.

Interview with Michael Harrold Friday 13th February

The interview took place at the Harrold's farm office on Bure Valley lakes. Oliver Harrold was also present but the discussion was mainly with Michael Harrold and IW

1 Housing Development.

The OS map was shown and the possibility of development in the designated areas was discussed. None of the land in the existing areas belongs to Michael. However he has recently acquired the field to the North of the Norwich Road in Corpusty adjacent to some existing housing. The field on the South side of the Norwich Road has already been designated for housing development in COR 1. Some of the North side field borders the Bure and is on the flood plain. However there is a strip wide enough for houses and gardens just north of the flood zone. This area would have easy access to the Norwich Road and would compliment the COR1 proposal.

Michael Harrold also owns land on the South side of Irmingland Road. I said that this was not being considered currently but could be a future proposal.

## 2 Community use

Michael has recently acquired land to the East of the link road. This is poor agricultural land and Michael would be prepared to allow the village to use this field for community use such as a playing field in exchange for planning permission on the field mentioned above.

## 3 Land improvements

The rising land on East side of the link road just below and to the North of St. Peter's church contains an old pond which has been partly filled with used electrical goods and rubbish. Michael proposes to clear all the debris from this area. It would be helpful if the unofficial layby, adjacent to this area, was closed so that fly tipping would be more difficult.

The track which runs across from west to east just north of St. Peter's church will be ploughed out because that field will be returned to full agricultural production.

Michael wishes to clear some of the scrub around St. Peter's church and is prepared to liaise with the Norfolk Churches Trust about the possibility of tidying up the brambles in the churchyard immediately surrounding the church. IW will also speak to MW about how to proceed with Norfolk Churches Trust.

## 4 Footpaths

There is no possibility of a footpath being established to the North of St. Peter's Church but Michael does not have objections to people using the field boundaries to walk on. He will consider the possibility of a permissive path to the South of the Church.

The footpath which runs from the Heydon Road across to St. Peter's Church is now on land belonging to Michael. He would like permission from the Parish Council to plant a hedge alongside this footpath in exchange for moving the hedges to the South of the same field. IW did not see a problem in this suggestion.

## 5 Green Energy

Michael has no plans at the moment to invest in green energy on his land in Corpusty and Saxthorpe. There is a problem with capacity into the national grid as it runs from Saxthorpe to Salle where there

is a substation. Unless this capacity can be increased no new schemes can go ahead unless the electricity generated is all used on site such as solar panels on roofs for individual houses.