

9)

FOR SALE BY INVITED OFFER

Offers to be received by 12.00pm on Friday 6th October 2023



LAND AT LONDON ROAD, ATTLEBOROUGH

GUIDE PRICE £350,000

Land at London Road, Attleborough,
Norfolk, NR17 1BE

Ben Critchfield

T 01603 706128 / 07512 193172

E ben.critchfield@nps.co.uk

Jonathon Green

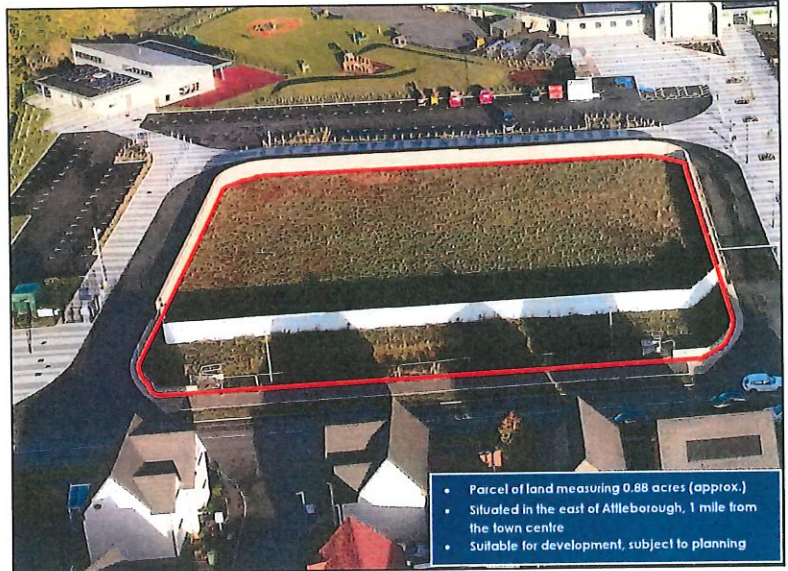
T 01603 706171 / 07512 193220

E jonathon.green@nps.co.uk

Jed Snell

T 01603 706607 / 07912 538934

E jed.snell@nps.co.uk



Aerial Photo taken in 2018

- Parcel of land measuring 0.88 acres (approx.)
- Situated in the east of Attleborough, 1 mile from the town centre
- Suitable for development, subject to planning

agency and estates management | integrated design services | surveying and maintenance | management and consultancy | partnerships and joint ventures

NPS Group | International Aviation Academy Norwich | Hangar 5 | Anson Road | Norwich | NR6 6ED

nps.co.uk

Introduction

The opportunity to acquire a parcel of land with development potential in Attleborough which measures approximately 0.88 acres (0.36 hectares).

Location

The land is situated to the east of Attleborough, approximately 1 mile from the town centre. The town centre provides an array of amenities including various shopping and food outlets, as well as a train station with a mainline service to Norwich and Cambridge.

Attleborough is served well with road links, including being approximately 1 mile from the A11 with good access links to cities including Norwich (17 miles), Cambridge (48 miles) and London (101 miles). Attleborough also has good access to nearby towns such as Thetford (15 miles) and Ipswich (37 miles).

Description

The land being sold comprises a parcel of vacant former agricultural land (0.88 acres approx.) with potential for an access point from London Road. The site is flat and adjacent to residential development, as well as a new primary school.

Services

It is understood that all mains services are available in London Road, however interested parties should make their own enquiries of the relevant authorities regarding the connection, capacity, adequacy and availability of all services for their intended use.

Rights of way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Directions

The land is situated on London Road, accessible from the Attleborough Bypass (A11) or through the centre of Attleborough. The postcode is: NR17 1BE.

Photos



Local Authority & Planning

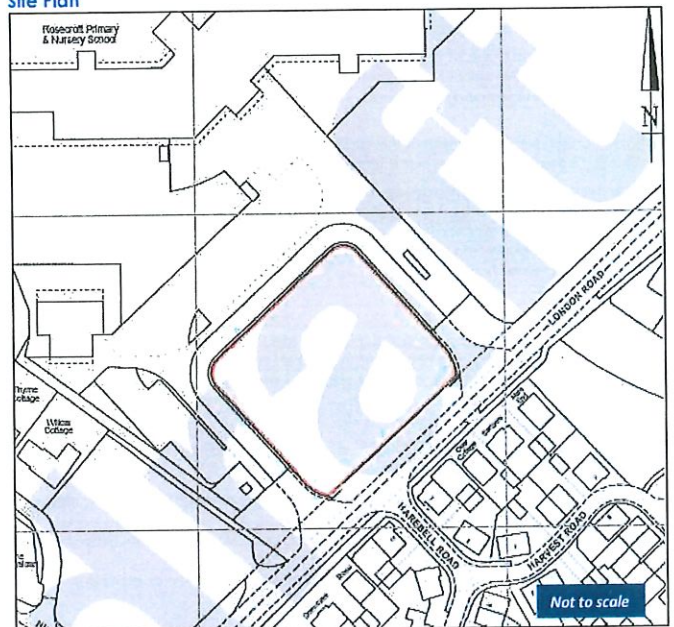
The Local Authority for this area of Norfolk is Breckland District Council. The site is designated for employment use. However, since this allocation, development within the same area has been largely residential, as well as the adjacent Rosecroft Primary School in 2017. The site does not have the benefit of planning permission.

Agents Note – Overage

The property is subject to an Overage Deed dated 31/03/2014. Should the property be disposed of during the overage period of 10 years then a Deed of Covenant must be entered into by the buyer so that they too are bound by the overage. The Overage Deed requires the owner of the property to make an overage payment to the party benefitting from the Overage Deed upon the implementation of planning permission. The overage payment is to be calculated in accordance with the Overage Deed. A copy of the Overage Deed can be provided by the Agent.

The property is also subject to an existing restrictive covenant regarding use. A copy of the relevant legal documents for this can be provided by the Agent.

Site Plan



Viewing

Viewing will be strictly by arrangement only with NPS Group as the sole agents. London Road is a public road but if viewing from the highway, please be mindful of the neighbouring school. Parties must ensure they keep clear of the school entrance at all times and not enter the school site when inspecting the subject property.

If any parties require an internal inspection of the land please contact the NPS agents on the front of these particulars to make necessary arrangements.

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor the vendor can accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering on to the site.

Measurements

All measurements are approximate. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

Method of sale

This property is offered for sale by invited offer. In addition to the Terms of Sale detailed on the offer form, please note the following:

- Intending purchasers should complete the attached offer form by the closing date of **12.00pm Friday 6th October 2023**
- Intending purchasers are advised to seek appropriate professional advice prior to submitting an offer
- The vendor does not bind itself to accept either the highest or any offer received

Important notices

NPS Property Consultants Limited for itself and for the vendors of this property hereby gives notice that:-

1. These particulars are intended to give a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or a contract.
2. All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct. However, no guarantee of accuracy can be given, and any intending purchaser(s) must satisfy themselves by inspection, survey or otherwise as to the correctness of each of the statements contained in these particulars.
3. Neither NPS Property Consultants Limited nor its employees have authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property.
4. No responsibility will be accepted for any expenses incurred by any intending purchaser(s) in viewing, inspecting, making further enquiries or submitting offers in respect of the property.
5. We will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars.
6. All prices and rentals quoted are exclusive of VAT unless otherwise stated.

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property.

The property is sold with all faults and defects whether of condition or otherwise and the vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

These particulars were prepared in July 2023.

Attleborough Street Lighting Meeting - 05/09/2023

Last week I was invited to the above meeting, to discuss street lighting for the Attleborough SUE. In attendance we're representatives from Homes England, Tetra Tech, Ptarmigan, Norfolk County Council and Breckland Council.

Homes England gave a presentation which covered the following:

Current situation

Planning applications to date:
3PL/2017/0996/0 - Outline Application approved March 2020
3PL/2021/1668/VAR - S.73 variation & Design Code + Structuring Plan approved January 2023
3PL/2023/0278/D - Reserved Matters, Discharge of pre-commencement conditions and S.106 Strategies under consideration
Section 278 application - for new highway works under consideration by Norfolk County Council

These applications cannot progress until and unless street lighting is resolved.

Homes England's position

Homes England consider that street lighting is necessary on the High Street and is likely to be required in other locations across the wider SUE. This opinion has been informed by the following:

- Building for a Healthy Life (requirement for all Homes England sites)
- Secure by design advice from Norfolk Police
- Professional advice received by the agency
- Size of SUE should be a consideration (10,000 future residents and High Street)
- National guidance on Active Travel for planning applications and impact on travel behaviours, particularly more vulnerable residents (elderly, children, disabled)
- Location of key community elements such as health centre, primary school

Stakeholders with an interest in proposals

- Local Planning Authority - Breckland District Council
- Local Highways Authority - Norfolk County Council
- Attleborough Town Council
- Local residents - existing and future
- Community centre providers
- Health centre providers
- School providers and users
- Business owners

The challenge now, is that neither party wants to adopt and accept responsibility for the proposed lighting. Although I cannot recall the decision being made, it was stated that the Town Council had expressed that they would not be willing to adopt the lighting. Breckland Council have a policy of not adopting street lighting and NCC didn't want to accept responsibility either. Myself and representatives of Breckland Council agreed with Homes England, and felt that street lighting is required on the High Street to light the highway. NCC disagreed. One of NCCs arguments for refusing to adopt the street lighting was their net zero targets, although on the contrary, the absence of street lighting would surely increase car travel as people would feel less safe travelling sustainably by walking or cycling in the dark. A suitable solution wasn't found by the end of the meeting, although there was a suggestion that a commuted sum (not yet determined) would be required to meet the adoption and maintenance costs, which Homes England would expect to fall under the usual S278 processes.

As a consequence of this meeting, I'll be asking for an appropriate agenda item to be added to the next full council agenda so the council can give this their consideration and formally establish their position on the matter.

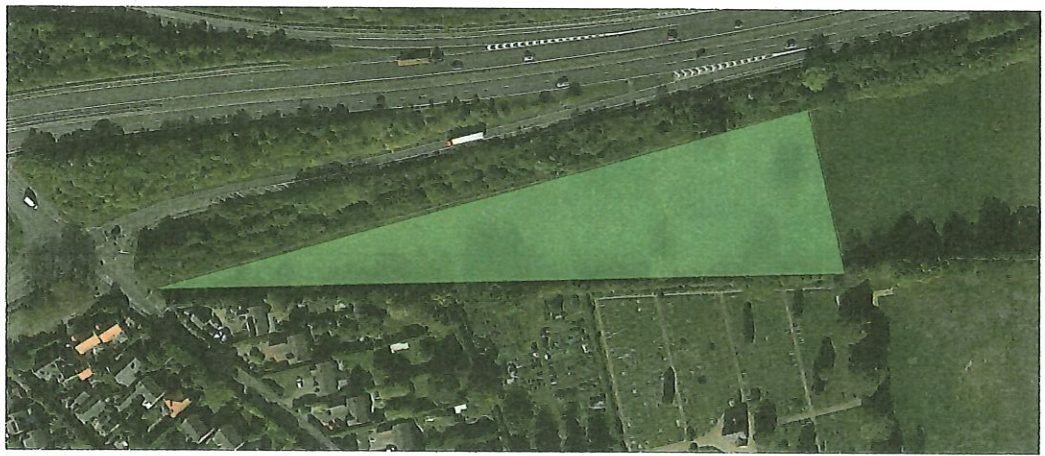
11)



Jubilee Wood

Located between the existing cemetery / allotments and the A11.

Proposed area highlighted green.



Creates new green space for residents and traffic noise barrier to improve existing sites.

Seating and reflection area with an oak tree at the central focus.

Woodland pathway accessed via the town councils cemetery.



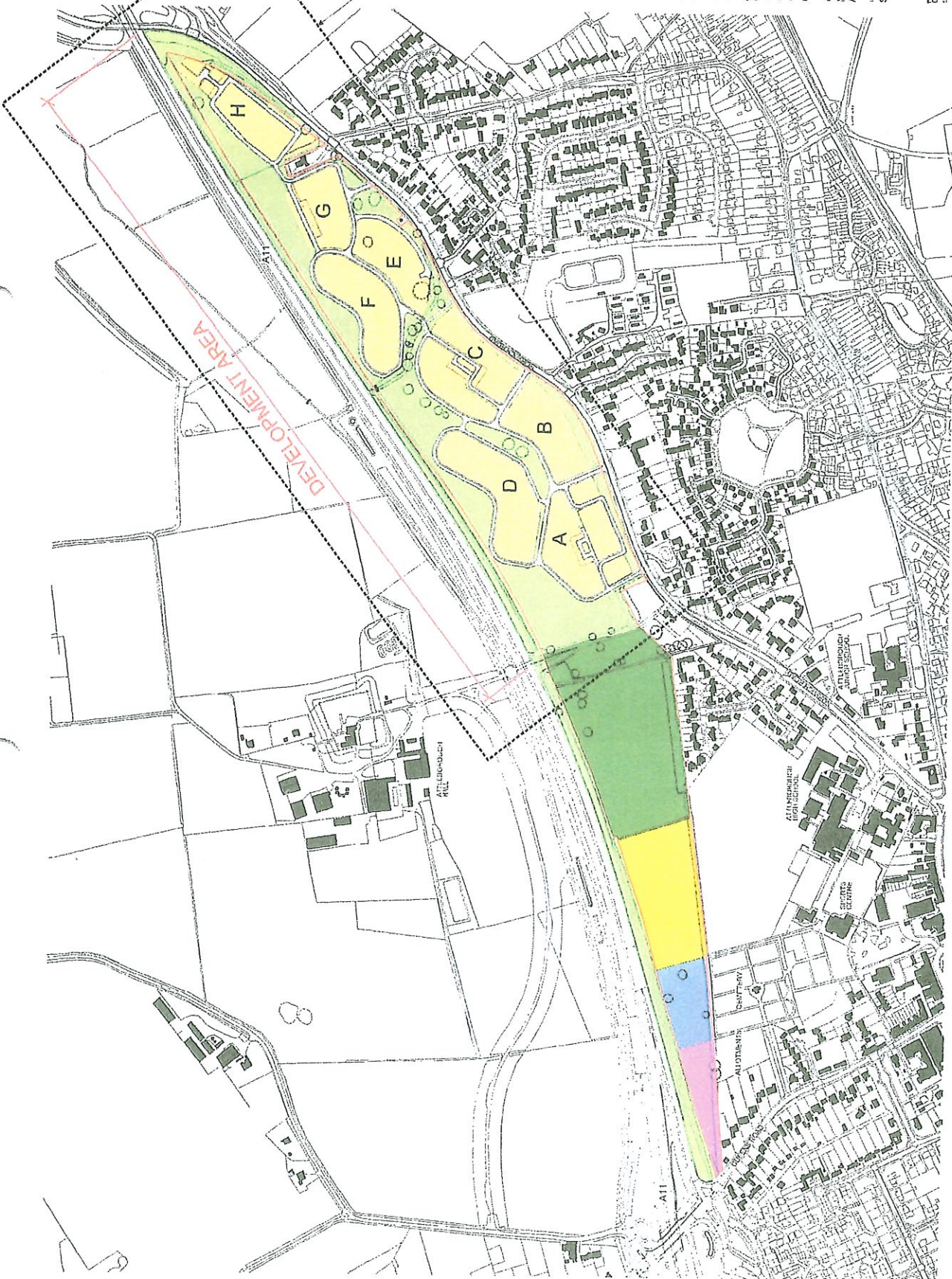
This drawing is to be read in conjunction with the relevant planning application and associated supporting documents. It is not to be used for any other purpose without the prior written consent of the author. The author shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of this drawing.



LEGEND

- TOTAL SITE AREA 72.25 HECTARES (H)
- DEVELOPMENT AREA 14.15 HECTARES (H)
- ARE INDICATED ON DRAWING
- PUBLIC RIGHTS (1.02 Ha)
- SCHOOL PLAYING FIELDS (7.70 Ha)
- PROPOSED CEMETERY (0.72 Ha)
- PROPOSED ALLOTMENTS (0.27 Ha)
- DEVELOPMENT PARCELS
- SITE BOUNDARY
- OPEN SPACE (22.50 HECTARES) (HSA)

DEVELOPMENT AREA
FOR PARCELS A-H



PROJECT: OUTLINE PLANNING
 CLIENT: GLADEDALE ESTATES LTD
 DATE: 15/05/2013

ACANTHUS LW
 ARCHITECTS

GLADEDALE ESTATES LTD
 NORWICH ROAD
 ATTLEBOROUGH

PROJECT: OUTLINE PLANNING
 CLIENT: GLADEDALE ESTATES LTD
 DATE: 15/05/2013

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 ATTLEBOROUGH

PROJECT: OUTLINE PLANNING
 CLIENT: GLADEDALE ESTATES LTD
 DATE: 15/05/2013

Request from A Little More Kindness

Dear Councillors.

We are a Facebook group called a little more kindness. You have been generous enough to allow us to use the facilities of the town hall on a fortnightly basis to run our community kindness food hub.

We were approached by Breckland council who put us in touch with Nourishing Norfolk to expand our hub to a subsidised community food hub. We are therefore seeking a more long-term premises and wish to discuss this at the next council meeting on the 2nd October. We have already approached Councillor Sue McKinnon & Vera Dale with our proposals. Our thoughts are a fixed solid base alongside the Pavilion over the Recreation ground to be placed on a patch of grass that isn't currently being used. We would fund raise and apply for grants via nourishing Norfolk to secure a unit to place on top. We propose to pay a nominal rent and we are willing to put in the hard work ourselves to make it happen therefore we are writing to ask for your permissions and to be added on to the next agenda.

Please kindly confirm.

Clair Fisher.

At their request and after discussion with the deputy mayor, I had a meeting with Elaine and Clair from A Little More Kindness so they could explain their project for a subsidised supermarket and the hope that the Town Council would assist with a plot of land. I've put the information together so that councillors can have time to read the request prior to the meeting.

Elaine and Clair are part of the team who have been running the ALMK group including the free food pantry held in the Town Hall on alternate Thursdays. Whilst this has been of great service to the community it is not ideal as quite simply it is not enough. They now need a more permanent base of operations.

They have been approached by Lorraine Varney, a community enabler from Breckland Council and The charity Nourishing Norfolk to progress the free food into a subsidised supermarket. This would be similar to The Pantry in Kenninghall.

It would run along the lines of an annual membership fee to belong and then certain basics like bread and milk would be free and other staples would be heavily subsidised. Nourishing Norfolk would be the suppliers along with other charitable donations, this includes local traders and supermarkets who have supported ALMK from the start. They would be working to The guidelines setup by Nourishing Norfolk. This is not means tested or subject to food vouchers.

The planned opening hours would be 2-3 hours per day for 4-5 days per week.

With the help and support of Breckland and Nourishing Norfolk they have already registered as a Community Interest Company. They have volunteers who will help with the set up and running they just now need a base of operations.

The team have been offered a lorry container which would be ideal but they would need to site it. They have an ideal site in mind but it is Town Council land and they would like to know if the Council would rent them the patch of land at a nominal rent. The place they have in mind is alongside the path that leads to The Pavillion Nursery. This would be close to town , walking distance for most people. It would also catch the footfall to and from the nursery.

The container would need a hard standing and connection to an electricity supply all of which would be taken care of by the team of volunteers from ALMK together with support from Breckland and Nourishing Norfolk.

I have been assured that the container would be spruced up and would not be an eyesore. Also it is important to stress that this is not a permanent building and at the end of its use the container and any hard standing will be removed.

For info they have investigated other premises but they are either too expensive or can not offer facilities where everything can be set out and left.

The ladies, together with Breckland and Nourishing Norfolk have put a lot of research and ground work into this and are ready to go if they can secure a suitable site.

Cllr. Sue Mackinnon

NORFOLK PLAYING FIELDS ASSOCIATION

Signpost House, Ambassador Way,
Green's Road, DEREHAM, Norfolk NR20 3TL
Registered Charity No: - 304126

14 a)

**Please reply to the Chairman: -
John Carrick, Castle Farm, Swanton Morley,
DEREHAM, Norfolk NR20 4JT
Tel:- 01362 638302
Email: - john@castlefarm-swanton.co.uk**

17th August 2023

Dear Member

It has been a long time since you heard from the Norfolk Playing Fields Association, so I thought I should write to advise you of the state of the Charity.

As is common with many charities, the past few years have been very difficult for the Norfolk Playing Fields Association. Gone are the days when we had a twelve-strong management committee, multiple areas of support from Norfolk County Council, a thriving membership and a strong Trustees' body. These days it is all down to individual volunteers to drive the organisation forward.

The purpose of this communication is to gauge the level of support of parishes, playing fields associations, and district and borough councils, to see if it is possible to revive the Norfolk Playing Fields Association's fortunes to fulfil its role as the guardian of precious formal and informal play areas, as well as providing finance to create and maintain facilities.

I joined the Norfolk Playing Fields Association in 1992 as an appointed member from Breckland Council. During the ensuing 31 years, 25 of which I have been Chairman, we made grants totalling many thousands of pounds to parish councils and village playing field associations, to support improved playing facilities and provide relevant technical and practical advice.

The National Playing Fields Association (now Fields in Trust) was formed in 1925 to address the need to provide playing fields for youngsters in both rural and urban areas. The Duke of Edinburgh was President of the Association for over 60 years, his grandson, Prince William, is his successor. Norfolk PFA was established in 1926.

The need for a strong county Playing Fields Association is as important now, as it was almost 100 years ago. The need for housing is now so great that all open spaces, whether used for formal or informal play, are under threat as never before.

As I am now in my ninth decade, I need some help if the Norfolk Playing Field Association is to survive.

The present position is:-

- 1 My fellow trustees are not in the best of health and so are unable to commit to the Norfolk Playing Fields Association as much as they would wish.
- 2 Membership has fallen, and due to historically low interest rates, previous income from investments has disappeared.

- 3 The Norfolk Playing Fields Association is currently unable to provide the service members are entitled to expect.

The good news is that:-

- 1 The Norfolk Playing Fields Association is financially sound with significant reserves.
- 2 The Norfolk parishes (of which there are over 500) receive substantial benefit from a strong county Playing Fields Association.
- 3 Grants awarded by the Norfolk Playing Fields Association, act as a catalyst to draw down funding from other grant bodies.

I am writing this in the hope that a new Board of Trustees (say 6 – 8 members) can be formed to revive the Association's fortunes. There is much we can do to greatly increase recreational play and leisure facilities for all ages.

If you would like to contribute to the Norfolk Playing Fields Association in any capacity, I would love to hear from you. I am willing to carry on until a new Board is settled in.

If it transpires that revival of the Norfolk Playing Fields Association is not possible, there will be no alternative other than to apply to the Charity Commission to terminate the Charity, and distribute our funds to other organisations with similar objectives. After almost 100 years of existence, this would be a very sad step to take. I do hope we can continue our important work for the benefit of the community.

Please distribute this email widely within your organisation for maximum exposure.

Yours sincerely



John Carrick

Chairman of Norfolk Playing Fields Association

14 b)

Residents Safety Concerns Blackthorn Road

Hi

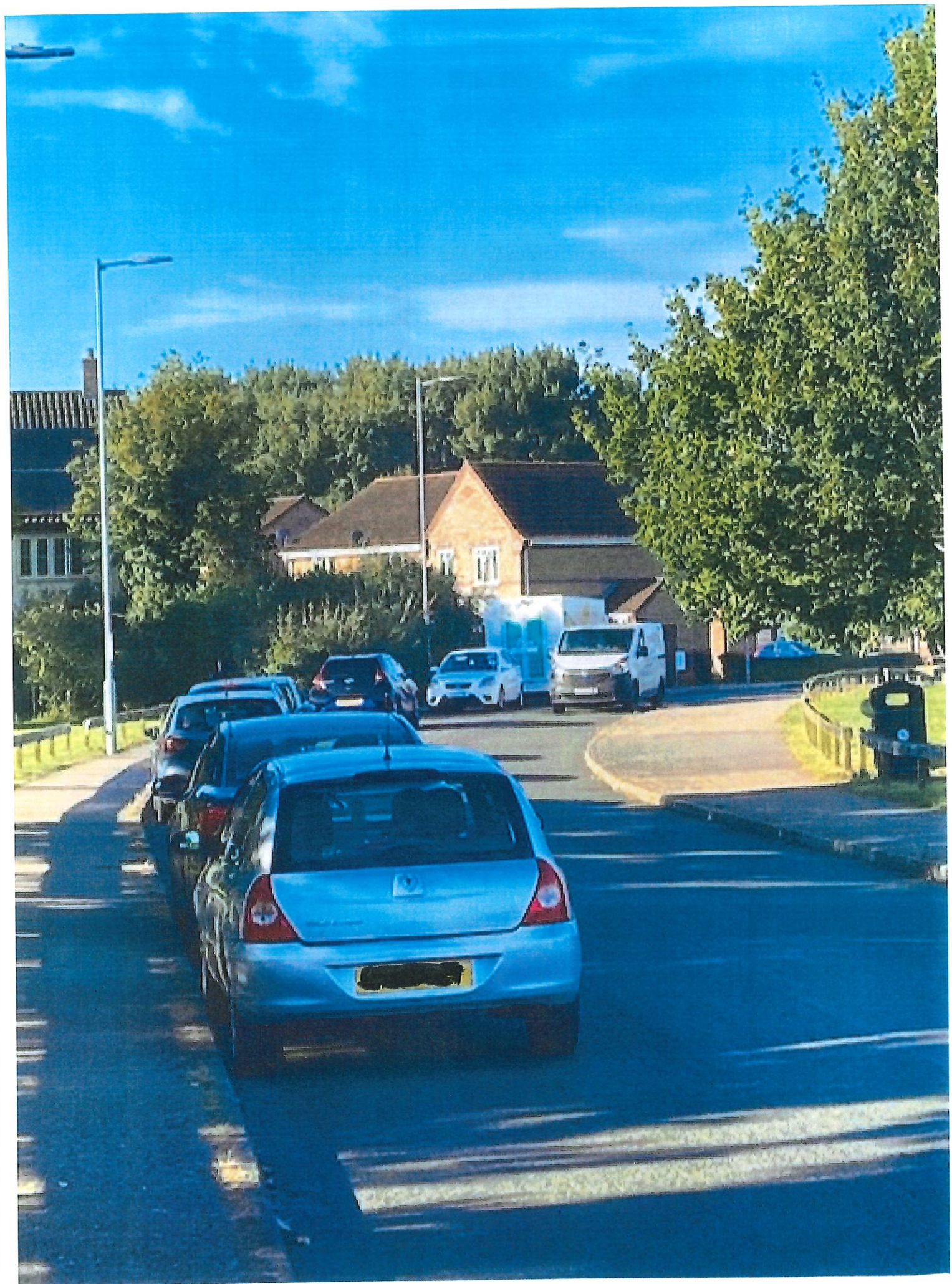
Norfolk CC have advised that Attleborough Town Council are responsible for the request to have new line markings introduced on a Norfolk CC road.

I have a serious safety concern with regards the number of vehicles that park along Blackthorn road (opposite the open grass section).

The vehicles often back as much as 100m plus reducing the road down to one lane. There is also a bend at this location which reduces the visibility considerably.

I have been involved in several near misses whereby oncoming traffic nearly hits my car as they cannot see me coming around the bend. I have also witnessed other doing the same.

Please see example photo.



14c)

Residents Concerns regarding Carvers Lane

Dear Councillor

I would like to provide some feedback about current living conditions for us on Carver's Lane.

This morning yet another large piece of construction plant travelled along Carver's Lane between construction sites. This equipment pulled branches from trees bordering the lane and had to stop part way to negotiate some of the larger trees to prevent further damage. The size of the vehicle was too wide and tall to avoid the trees. When is this kind of activity, damaging trees and no doubt the road surface itself, going to stop?

Our property is adjacent to the lane and thankfully the garden is bordered by a mature hedge. During constructors' working hours on week days, and some Saturdays, it is virtually almost impossible to enjoy the garden to sit in. This constant flow of heavy traffic has been happening now for almost year.

This loss of amenity is a nuisance and fast becoming unacceptable given the current warm weather, when we should be able to spend more time outdoors. We understand that this situation is likely to go on for some time. The constant stream of what seems, at times, to be fairly heavy noisy construction vehicles driving to and from between the two sites is both irritating and stressful.

The dust that is raised spreads to cover the garden furniture, plants and obviously frequently the outside surfaces of our house. One of us is concerned that this constant source of excessive dust, could cause a recurrence of an ongoing respiratory condition. We accept that there is a road sweeper which passes along the lane intermittently, spreading water in an attempt to keep the dust levels down. However, it appears to be woefully inadequate. Is it not possible to have the road surface cleaned more frequently or a more efficient cleaner deployed?

I understand and appreciate the need for building developments of new homes. But, in this instance surely it should be possible to focus on and finish one site at a time. Especially as the sites are at opposite ends of what is a narrow country lane bordered by existing houses and mature trees, all of which are close to the road itself.

We are fortunate that our access to our home is not directly off Carver's Lane. But there are many houses whose access must be affected by this constant movement of traffic. And also, frequent closure of parts of Carver's Lane, to facilitate movement of constructors' equipment etc.

We understand that the developments are registered under the Considerate Contractors Scheme. Some of these activities seem hardly commensurate with this scheme.

We would ask if it is possible for the council to exert any influence on the situation. Your consideration of this matter and comments will be greatly appreciated

Regards

[Redacted signature]

14d)

Anne Willett

From: [REDACTED]
Sent: 15 September 2023 11:50
To: Attleborough Enquiries
Subject: Re: Attleborough skate park

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, thank you forgetting back to me, so quickly. I just wanted to discuss some issues with the skate park as both me and my son both use it for skateboarding. I was part of the overboard committee for the original skate park. It is such a shame to see that the new park is being used for all the wrong reasons. Every time we go down there. There are teenagers, smoking cannabis, playing loud, offensive music and behaving in a very unsociable manner. Both me and my son, I've been verbally abused when I was using the park. I have contacted the police several times, but sadly, they say their hands are very much tied. I think some issue is the big wooden fence that was originally put up to stop the sound due to noise complaints. They are using this to hide behind to smoke cannabis and get up to all sorts of unsociable behavior, there are also issues with the concrete. I have attached pictures to show you as it is coming away from the bottom of the ramps which is making it very dangerous to skate. Also, the lack of railings around the ramps I feel is very unsafe. It is a real shame to have such a lovely facility but not to be able to use it correctly, and it should not be wearing away like this, so quickly. I hope you can help as it would be a shame to see it go to waste, Thank you.

14 e)

Former Library Connaught Rd – Registered as an Asset of Community

Good Morning.

Request for item to be considered by the Town Council at a regular Council Meeting in 2023/2024.

The Former Library Site on Connaught Road, which belongs to Norfolk County Council [NCC], was registered as an Asset of Community Value in OCTOBER 2019 by a group of local residents with the support of the Ward County Councillor.

The Town Council considered their possible interest in the site at the time and there have been other commercial interest in the site since. It is understood that it is not currently on the market.

It was used as a fitted archive store for NCC but is not currently in use and the storage equipment has been removed.

The listing on the register at Breckland DC expires after 5 years - that is **19th October 2024**.

May I ask, on behalf of the group that originally listed the asset as of community value, that the Town Council considers their interest that it can be decided whether to apply for the ACV to be registered again after October 2024 ?

More information on the history of the building and its unique architecture is available if require.

yours faithfully,



Attleborough Resident.

14 f)

Request From ATFC

Good morning Sharon, Anne and Paula

Following my conversation with Paula earlier in the week , we would like to make the following requests from issues raised at our recent committee meeting

1. In line with the recently signed lease ATC/ATFC we are about to install the goal compound at Gaymers. We would like to lay a membrane after removing the top few inches of soil to prevent grass growing into the netting during storage. Please confirm this is in order.

2. We are in the process of moving as much of our training time back to Attleborough. To help with this would it be possible to have the disused red brick hut/building at Station road situated to the north of the clubhouse removed , thus allowing a much more useable area to be trained upon.

Many thanks look forward to hearing from you in the near future.

Regards

Derrick Bint
ATFC



149)



Rosedale

FUNERAL HOME
Attleborough & District

Rosedale Funeral Home
Yard House
High Street
Attleborough
Norfolk
NR17 2EH

14th September 2023

Good afternoon. We have been approached by an Attleborough resident to ask if it is possible to have a wooden bench with a small brass coated plaque attached, put in situ in Attleborough Cemetery in memory of a loved one buried within the cemetery.
Please can you let us know if this is possible.

Kind regards

Anna Loynes
On behalf of Rosedale Funeral Home

Yard House, High Street,
Attleborough, Norfolk NR17 2EH

Telephone:
01953 452538



E-mail: attleborough@rosedalefuneralhome.co.uk
Website: www.rosedalefuneralhome.co.uk

Rosedale Funeral Home Limited
Registered Office: 63 Victoria Road, Diss, Norfolk IP22 4JE
Registered in England and Wales No. 5136921
Directors: Anne Beckett-Allen, Simon Beckett-Allen



September 2023 Walk-About Notes & Discussion Points.

Cygnets Close:

- Gates recently repaired but in need of new springs
- Option to astro-turf the last section inside the play area
- General agreement to prep and repaint equipment
- Roof over slide will need replacing at some point

Lomond Road:

- Issues with dog fouling inside of the play area - additional signage might be beneficial.
- It was generally felt that the play area was dated, some of the equipment was worn and/or rotting, and subsequently the area should be considered as a project for complete refurbishment
- Check moneys available (£106 and grants)

Recreation Ground:

- General agreement to prep and repaint equipment
- Tractor in need of repair (non-urgent)
- Frequent urination in the skate park reported
- Provision of toilets on site discussed
- Additional items discussed: zip wire, chess tables and seating
- Antisocial behaviour & regular broken glass on MUGA reported, CCTV installation on the end of the Pavilion building suggested.

Gaymers:

- Signage in carpark could be improved
- The strimmer catches the bottom of the timber play equipment, flagged on ROSPA report - metal boots around the bottom of the equipment suggested.
- Removal of wet-pour beneath the slide discussed with comments that it's out of keeping with the aesthetic of the area
- Additional pick-nick tables discussed (ideal placement TBC after pavilion update)

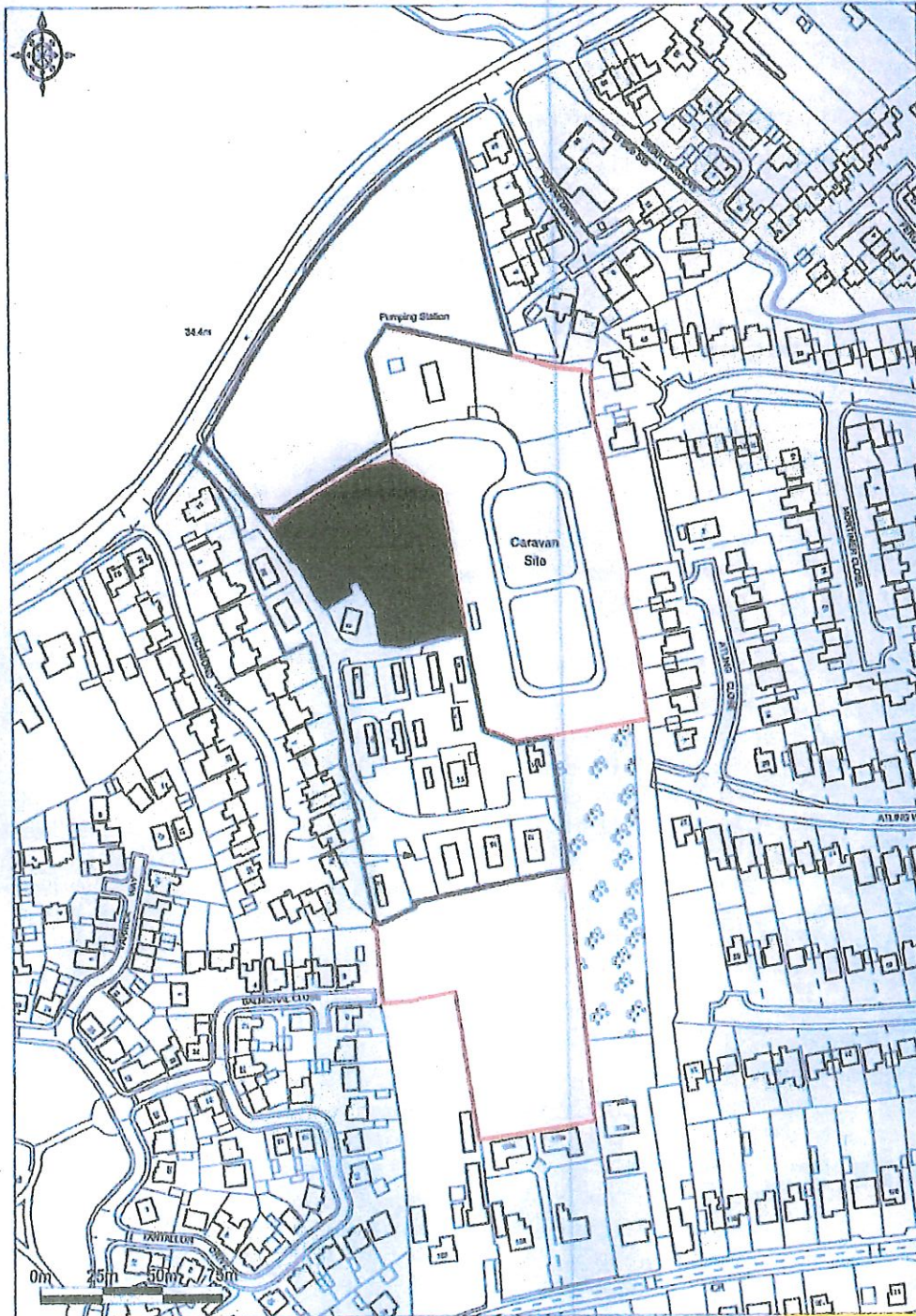
London Road:

- Older equipment retained when refurbishing the park would benefit from being repainted
- Ball stop nets for boundary to Kent Close and London Road
- Measures need to be taken to reduce noise from MUGAs.
- Cricket cage/nets for batting practice could be installed but pitches would need to be located elsewhere

Norfolk Drive:

- General agreement to prep and repaint equipment
- Seesaw had loose fittings and will likely need replacing
- Slide is showing signs of rust and will likely need replacing
- Possibly to replace with a large climbing frame and relocate the 3 small metal frames
- Sensory boards considered as a quick, low cost improvement
- Fallen log and natural play thought of as an appropriate extension of the play area in the back corner amongst the trees
- Second goal to complement existing goal suggested

Oak Tree Park



Ordnance Survey © Crown Copyright 2011. All rights reserved.
License number 100020489. Planned Scale - 1:2500



Site Location Plan



Carvers Lane, Attleborough POS Adoption

Dear Sharon,

I apologise for the delay in coming back to you on the Carvers Lane site.

I had received separate correspondence from PFP and was setting out the issues and any necessary amendments needed with them.

1. Play Equipment / Area – It would not be acceptable to lose an equipped play area on a site of this size and location, except in very extreme circumstances. If this were to be the case we would have to secure an alternative project elsewhere or contribution to provide facility elsewhere. In this instance, I will be advising that the redesign of the POS is needed to retain equipment etc. (Anglian Water's easements to allow them access over the public open space is causing the issue PFP have raised in terms of impacts on the layout of the equipped play area).
2. Maintenance – the £8.50 per m² is the standard and correct figure for calculating the ongoing maintenance contribution required to be paid to maintain the land.
3. Drainage – The proposals do not include for a drainage pond on the site or in the area of public open space. There is a below ground surface water storage tanks under the public open space, which I understand Anglian Water are to adopt. If this is the case then they will adopt these and will then be responsible for maintenance of these. However, there will need to be agreements and legal access/easement rights of the land to allow them their rights and ability to do this. Something the T.C. will need to consider.

Hope this answers the queries in the meantime.

Kind Regards,

20)

St Edmunds Close Sale of Land £10,000

Good morning

As you may be aware Breckland Council own various pockets of land across the district, and we are constantly needing to review our land holdings.

Breckland District Council are looking to dispose of land on St Edmunds Close, Attleborough. I wanted to take this opportunity to offer the Town Council the opportunity to purchase this land at market value before it is entered into a public auction.

I have attached a plan of the relevant area. An independent surveyor has been instructed to value this land and has confirmed a market value (reserve price at auction) of £10,000.

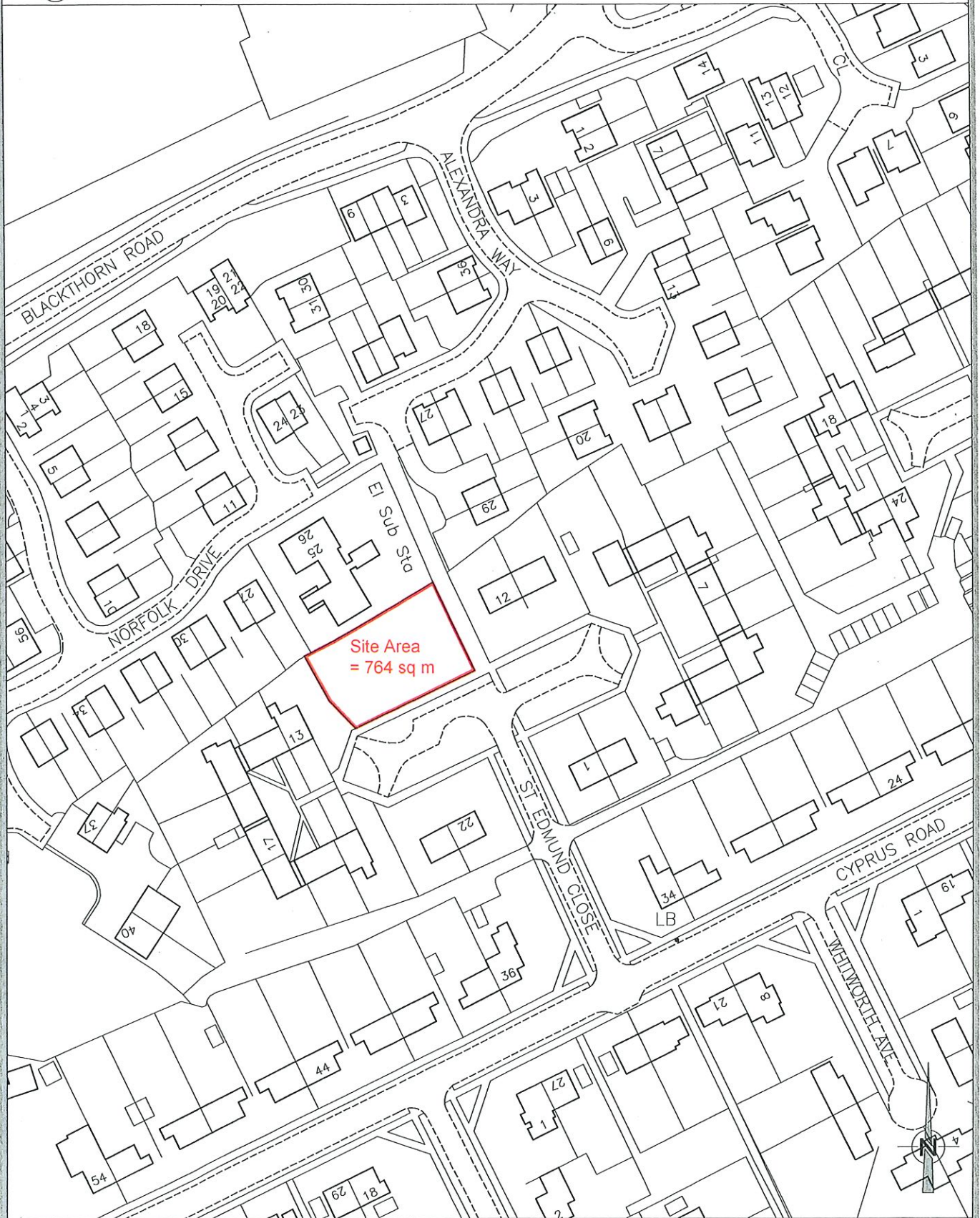
This land is sold as amenity land with an overage deed in place if planning was granted.

I would be grateful if the Town Council could consider this offer and reply before 25th September 2023.

Please do not hesitate to contact me if there are any questions.

Kind regards

Land and Development Officer
Breckland Council



Asset Management
 Elizabeth House
 Walpole Loke
 Dereham
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TITLE
**LAND AT
 ST EDMUNDS CLOSE
 ATTLEBOROUGH**

DRAWING DETAILS

SITE PLAN

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