

I read with interest the report given in last month's parish council meeting regarding the three options put forward for the parish owned land on Dereham road I am however concerned over the lack of information regarding a potential forth option and the bias towards options 2 & 3.

As the council is aware the Dereham road land has a restrictive covenant upon it limiting its development and use and to offer Mr Rampton, or his successor, first refusal if the land was to be sold within 21 years of parish ownership. (dated 27th March 1997)

As we are now aware the council met with the consortium of land owners in August, although due to no minutes being published it is unclear to the parish what the outcome of said meeting was, however I am sure the council will be aware of the consortiums intention, if a parish poll is not conducted in a timely manner, to remove this piece of land from the planning application and reallocate the approximate 53 houses throughout the remainder of the development area.

Options 2 & 3 of the report require a re-negotiation of 'Heads of Terms' in an endeavour to increase the existing 65% current offer and in some part comply with NALC financial regulations 10.3, however it is a concern currently that the only people able to be negotiated with is the Rampton trust. Until Rampton trust turn down first refusal I believe the restrictive covenant limits to who we can offer the land to?

It has also not been made clear how and why the 65% of land value has been agreed.

The 35% deduction constitutes the costs involved with legal fees, planning permission and lifting of the covenant. I believe the parish has not made any up front contributions towards these things, although it is agreed fees have been paid in regards to Land Agents. Also it stands to reason land with planning permission granted upon it, for approximately 53 houses, is more valuable than the land as it currently stands with a restrictive covenant in place. I have been made aware in monetary terms the 65% value currently equates to approximately £440,000?

If the consortium removes the land from the plans would it also stand to reason the Rampton trust is turning down its right to first refusal? Leaving the land in place with the restrictive covenant upon it and no planning permission and so reducing its potential worth. Also with the consortium spreading the 53 houses thought out the remainder of the development and SNDC having agreed their local plan for the coming 15-20 years, meaning further development of 50+ houses is unlikely to be granted. It also stands to reason it would then be up to the parish to front the cost of removal of the covenant (if possible) before what has been described as "pursue a separate sale and subsequent development subject to parish poll"

- 1) Please can the parish council explain and detail the sum of expenditure regarding:
 - i) Lifting the restrictive covenant regarding developing the land for private dwellings
 - ii) The likelihood of obtaining planning permission and costs involved
 - iii) The costs involved with maintaining the land in the meantime
- 2) In relation to the current and only offer, how do these items asked of above fit into meeting 10.3 of NALC financial regulations?
- 3) Why the village has not been made aware of the fact the consortium are preparing to remove the land from the plans?