

From: Kai Gibbon Kai.Gibbon@flagship-homes.co.uk
Subject: Warham, Stiffkey Road - Affordable Housing Update - Flagship

Date: 16 January 2023 at 13:13

To: Anna Clarke Anna.Clarke@north-norfolk.gov.uk, Keith Leesmith keithnextthesea@gmail.com, Jane Berwick jane.berwick@hotmail.com, Richard KERSHAW kershaw2013@btinternet.com

KG

Good afternoon all,

I hope you are all well and enjoying the New Year and all that it brings?

I would like to give you an update on the scheme as well as on some of the queries that had been raised at the last parish council meeting as follows;

- With respect to the roof colour, we do not intend to make an application to change it at present as submitting another application would further delay progressing the scheme, when timeframes have already suffered considerably due in part to Covid, Contractors pulling out and planning response delays. It is our view not to alter the plans as approved.
Having said that, should we need to make any changes to the construction of the homes due to the method of fabrication by the appointed contractor, we may have to submit a planning amendment application, so will include a request to change the roof colour in line with comments raised, as long as it doesn't adversely impact the build programme.
- With respect to the Ecological assessment for the site, I can confirm that this is currently being updated and we expect to receive it this month in advance of any works on site. We may be undertaking some very minor hedge-cutting to the site entrance and boundary hedges ahead of the main works progressing so that we are complying with the advice from the ecologist that we do not perform works to hedgerows during the bird nesting season (1st March – 31st August).
- I have also spoken to the Flagship Group defects team who have looked into the repairs history for Park Road. They do not have any historic data on their system reporting foul sewer drainage issues, but have received a report from Anglia Water instead. I am awaiting the AW report from our repairs team and am hoping to be able to share that information ahead of your Parish Council Meeting on Thursday.
- Our engineers are still working on designs and proposals for the foul sewer drainage strategy and our preference is to connect into the drainage on Chapel Street to avoid any exacerbation of foul drainage problems on Park Road.
- With respect to the highways queries, including the moving of the speed limit, this would have already been considered during the original planning application, but any further queries or requests would need to be directed to the planners at NNDC or via highways. If NNDC indicate that this is a requirement, then I will discuss this with our engineers.

In addition, I would like to update you with respect to the progress of other items;

Planning;

There are no pre-commencement planning conditions for this scheme, however, our planning consultant has already confirmed discharge of Condition 3 from NNDC (Materials Palette).

Main build programme;

As previously advised, we are working hard on updating the information required (including house type designs based on the new materials palette and ground works / civil engineering work) for a competitive tender for the main contractor. We have been waiting for topography and site investigation surveys to be updated which are required for the engineering designs and ecology which was requested by the Warham residents, so are intending to go out to tender in late January / February and hope to let a JCT contract once awarded. We had hoped to make a start in Spring 2023, however currently we are anticipating Summer (July / August 2023) due to the time needed to let the contract and for the contractor to mobilise.

I am unable to attend on Thursday, but will provide further updates in due course and am happy to answer any queries you may have.

Kind regards,