

Mr. Mark Ashwell,
Planning Policy Manager NNDC
Council Offices,
Holt Road,
Cromer,
Norfolk NR27 9EN

25th July, 2010

Dear Mr. Ashwell,

RE: SPECIFIC SITE PROPOSALS

Having sat through some of the Hearings last week, particularly C04, it struck me that the very reasons you have given the "objectors" for including this site, namely, to provide a number of affordable homes/homes near to local schools, etc., goes out of the window now that the developer, Sutherland Homes/Richard Davies has, at the last minute, submitted a document stating that if C04 was accepted their intention would be to submit plans for a huge care home with possibly 60/ 80 units. This is obviously for commercial gain and of no use for easing the housing problem for local people. There is already a chronic shortage of carers in the area to support people who wish to be looked after in their own homes and cannot afford the very high fees these homes charge, so how can this be acceptable? You are not considering the needs of Cromer people!

Sutherland Homes has built many retirement homes for the over 55's in the area, namely, Richmond Court, Sheringham House, Sutherland Court Gardens, Barclay Mews and Swinton House to name but a few, but never has this developer built affordable homes on any of his sites as has been required by other developers.

I understand that donations were made on each site as a contribution towards affordable homes, but when asking the question as to where these are located or how much was donated for each site, no answers are ever available, so much for being fair and open with the public. Where is the money? Where are the homes?

As you will no doubt recall, in 2007 Barchester Healthcare, who build care homes nationwide, held a pre-planning exhibition in Cromer showing their plans to build a care home on C04, but due to strong objections from the Town Council and local people we never heard anymore until on Thursday, 22nd July a new submission was made from Barton Willmore on behalf of Sutherland Homes for, surprise, a care home. Perhaps it is just a coincidence that Barton Willmore also represent Barchester Healthcare?

Originally, the Clifton Park Site was due to be considered for development but, as you put it, "they had a better campaign than C04." How can this be justified? This explanation is far from satisfactory.

Incidentally, I have on file a letter from Highways stating "the access road would not sustain a large build and would have to be considerably improved before it was acceptable." Also, that "the drainage/sewage into the Overstrand Road would not be able to cope with any additional build." We have already endured major blockage problems on this development because of system overload, which Anglia Water are well aware of, but this was never mentioned.

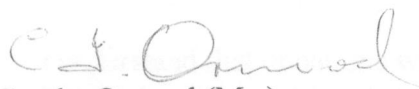
How Highways, represented by Mr. Doleman, can sit at a hearing and say "everything was O.K. by them with regard to access to C04 and drainage" beggars belief. How can opinions differ in such a short time?

Therefore, in answer to one of the Inspector's Questions: Is it necessary to build in AONB? The answer should be an emphatic "NO" based on the fact that there are two other more suitable sites that are also available, (Clifton Park & the old golf range).

We obviously await further information from Mr. Pickles M.P. with regard to AONB but, thus far, from the information published, it would appear that AONB should be preserved for future generations and not developed, particularly with what Sutherland Homes propose.

I am aware that the above is a planning issue, but due to the late Submission Document for a Care Home on C04 considered it necessary to comment.

Your comments are awaited with interest.


Carole Ormrod (Mrs).