

Due to recent posts on “Andrew Peake of Fleggburgh”, which falsely insinuate that underhandedness is occurring regarding developing the paddock land on Tower Road, this document is being released to dispel the falsehood that Fleggburgh Parish Council is keen to develop the land for building.

Please check the minutes of the September 17th meeting of Fleggburgh Parish Council (available on the Parish Council website) which show that Fleggburgh Parish Council were not in favour of developing the paddock land.

Paddock Land Inbox x



➔ **Dick Smith** <rrs@tredwellltd.co.uk>
to me, Dick ▾

Mon, Aug 24, 8:58 AM ☆ ↶ ⋮

Good morning - I represent the original developer for The Village, under our Section 106 Agreement we passed over the land currently used as Paddocks (I believe) but retained an overage interest in it in the case of any future change of use. The obvious alternative use would be residential development of some kind, scale or nature. Naturally part of any enhanced value would also accrue to the Parish should any changes be made.

So to keep this as simple as possible the question is whether or not there is any appetite for the PC to consider this matter further in conjunction with us, absolutely no obligation either way and I am thinking it would only make sense if the PC had a funding requirement for other facilities in the area.

If you could please mention the subject at the next available meeting it would be appreciated.

If you need any more information or clarification let me know but as of now we have no plans etc. drawn as there is little point in acting on our own.

Best regards

R R Smith

Re: Paddock Land



➡ **Fleggburgh Parish Clerk** <fleggburghpc@gmail.com>
to Dick ▾

Tue, Aug 25, 3:35 PM



Hi Dick

I will put this on the agenda for the next meeting, which is in September and will circulate your e-mail to parish councillors.

Can you tell me on what date the overage finishes?

Yours

Jimmy

On Mon, Aug 24, 2020 at 8:58 AM Dick Smith <rrs@tredwellltd.co.uk> wrote:

Fwd: Section 106 Agreement with Fleggburgh Parish Council

Inbox x



➔ **Dick Smith** <rrs@tredwelltd.co.uk>

Wed, Aug 26, 8:27 AM



to me, Dick ▾

Hi Jimmy - looking through my files I found the attached which must relate to a previous discussion with the PC. The term is 40 years.

I am not sure that I ever received a reply from NP Law to the request made of them but of course it is a point of particular relevance to the PC.

In planning terms the site should be considered as being in a sustainable location, close to existing development and whilst the site has tree constraints these can be sensitively allowed for. A lot will of course depend upon the PC view in terms of needs in the Village, possibly for some genuine affordable housing or funds for another project making anything promoted for this land an enabling development.

Trust this helps, I have also come across another e mail which had a plan on it which I am guessing would have been discussed with the PC before it was sent to GYBC. I will also send this but please bear in mind this is not a current proposal as such.

Nothing further will happen on our part without cooperation and early doors communication with the PC as the site land owner.

Best regards

Dick

Sent from my iPad

Begin forwarded message:

From: FYDIBOHF23SPDLT <"Dick Smith" [EX:/O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP

From: FYDIBOHF23SPDLT <"Dick Smith" [EX:/O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP /CN=RECIPIENTS/CN=DICK SMITH]>
Date: 17 November 2015 at 11:20:17 GMT
To: "chris.skinner@norfolk.gov.uk" <chris.skinner@norfolk.gov.uk>
Subject: Section 106 Agreement with Fleggburgh Parish Council

Morning Chris, I hope this finds you well.

The subject is a matter that you handled for the Fleggburgh PC when based in Great Yarmouth, back in 2008 I believe.

A query has arisen for which we would like NP Law to advise please.

Under the agreement we transferred a large section of land to the PC and over which we retained a 50% overage. The PC and we have been looking at the possibility of further development on part of the land and have recently promoted this as such for consideration by GYBC in their local plan process.

If we were successful in obtaining a change of use for the land to residential we estimate that on sale of the land and after accounting for the overage the land being sold would realise circa £500k for the PC

The question that arises then is whether or not that sum could be retained by the PC and used by them in line with their normal objectives and obligations.

We understand that the answer to this is most likely to lie in the terms under which the land was received.

I attach a copy of the original agreement and a further plan showing the land under consideration for further development, as I remember it the restrictive covenant and overage clauses were allowed for in the transfer of the land to the PC, I do not however hold a copy of that transfer.

Could you please consider and let me know if NP Law would be able to address this question on behalf of ourselves and the PC (at our expense).

If you require any additional information of clarification please let me know.

Best regards

Dick

This e-mail was attached to the e-mail Clerk received from Dick Smith on 26/08/20 at 8:27

Fwd: Proposed Fleggburgh site for consideration by GYBC

Inbox x

← **Dick Smith** <rrs@tredwelltd.co.uk>
to me ▾

Wed, Aug 26, 8:30 AM ☆ ↵

Jimmy, this is the additional e mail I referred to in my last e mail to you.

Best regards

Dick

Sent from my iPad

Begin forwarded message:

From: FYDIBOHF23SPDLT <"Dick Smith" [EX:/O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP /CN=RECIPIENTS/CN=DICK SMITH]>
Date: 26 August 2015 at 16:46:01 BST
To: "Sarah M. Slade" <sms@great-yarmouth.gov.uk>
Subject: Proposed Fleggburgh site for consideration by GYBC

Hi Sarah, this is a quick follow up on one of the points I mentioned when we last met.

It concerns the possibility of development on the land adjoining our development at The Village, Fleggburgh, attached is an initial design that takes into account the trees on the site and shows it in position alongside the existing development.


This was land originally gifted to the Parish Council as part of the Section 106 from the original planning permission and on which we have a 50% overage.

The plan shown here would be for a combination of open market and affordable housing which includes a number of bungalows which responds to some identified needs in the Village. The other potential use for the site (not yet drawn) would be for some form of restricted, age related development possibly including on site assistance.

Can you please let me know if this is sufficient information for the site to be considered as part of the local plan update and available sites for additional housing.

Best regards

R R Smith

Re: Proposed Fleggburgh site for consideration by GYBC  Inbox x



 **Dick Smith**

8:05 AM (9 hours ago)



to me 

Hi Jimmy please feel free to share the e mails between us and I am happy for my details to stay on if it helps clear this up. I have zero tolerance on trolling, bullying and inappropriate use of social media to spread falsehoods. I initiated the contact as a general enquiry and you put it to the Parish Council as I requested nothing more or less and I can confirm we have not met on this or any other matter.

Best regards

Dick

Sent from my iPad

On 5 Oct 2020, at 22:09, Fleggburgh Parish Clerk <fleggburghpc@gmail.com> wrote:

Hi Dick

I understand that you are aware of posts on the Andrew Peake of Fleggburgh Facebook page accusing myself of having clandestine meetings with you to push through development of the paddock land in Fleggburgh.

Would you mind if I make the e-mails between us public so that people can see that nothing underhand has been happening? I can redact your e-mail address and contact details if required.

Yours

Jimmy

The Clerk has had no discussions with the developer beyond the e-mails that were exchanged.

The Clerk does not know Dick Smith of Tredwell Developments, has never spoken to Dick Smith on the phone, and would not recognise Dick Smith if he passed him in the street.

Cllr Peake claims that the Clerk is on a first name basis with Dick Smith. When I replied to his e-mail, I used his first name because it was on the e-mail – nothing more. I usually reply to people using their first name. Parishioners who have contacted me, will know this to be the case.

The Clerk has never called the paddock land “Proposed Fleggburgh site for consideration by GYBC”. This heading appears to have originated from a 2015 e-mail between Dick Smith and GYBC.

Yet again, Cllr Peake has got things seriously wrong and has spun his own twisted tale based on untruths and connections which do not exist.