

31 March 2025

Mr David Reed
Planning Inspector
c/o Mrs Annette Feeney
North Norfolk Local Plan Examination Programme Officer
Sent via email

Following the initial hearing sessions held during the period January to March 2024 the Council received your Post-Hearings letter in May 2024¹ [[EH006\(f\)](#)]. This letter set out the three main areas that needed to be addressed before examination could proceed; namely:

- 1) Regarding a **shortfall in housing provision**.
- 2) The **approach to small growth villages** as set out in Policy SS1 of the emerging plan.
- 3) **Updating the gypsy and traveller evidence base** to reflect the change in definition introduced in December 2023.

Following the undertaking of the necessary work to address these matters, further public consultation and the submission of main modifications, the Council welcomes the resumption of hearings and the continuation of the examination process. As set out in the resumed hearings letter [[EH006\(n\)](#)], you helpfully made it clear that the resumed hearings will focus on the matters covered in the Council's Further Consultation, and submitted main modifications, and will not revisit the initial hearing topics outside of any direct and relevant implications.

The adoption of the Plan later this year is necessary because the Local Plan will govern so many decisions that the Council will take. Not only does it inform where and how many new homes will be built, it also balances housing needs against the impacts of the environment and in particular sets out the Council's ambitions towards climate change whilst also considering economic growth and the need for affordable housing, health facilities, and the facilitation of associated infrastructure improvements. It is being brought forward in a rapidly changing and challenging planning policy environment and will, once adopted, provide guidance and stability for decision makers and applicants alike until such time as it is reviewed against a background of proposed devolution, new legislation and guidance, and the growth agenda as set out by the new government.

Following the Post Hearings Letter, the Council has worked diligently and swiftly to address the matters raised by the Inspector and has identified a range of measures that increase the supply and deliverability of housing against the revised Plan period 2024-2040 and the uplift in

¹ Not released until 19th July due to the general election.

housing requirements brought about through the use of the required standard housing methodology.

In the timeline now expected by government², the Council have identified and consulted on a range of site allocation extensions and proposed additional sites that are suitable, deliverable and developable in the short and medium term. In order to address the effectiveness of the approach to Small Growth Villages, help support the wider rural economy, and deliver increased affordable housing across the district, the Council has identified additional Small Growth Villages and proposed an increase to the housing allowance requirements across all Small Growth Village settlements.

An updated Gypsy and Traveller study was commissioned to accord with the change in the national definition which occurred post Local Plan submission, and a revised housing requirement was consulted on as part of the Further Consultation in November 2024.

It is worth noting that the Plan continues to be assessed using transitional arrangements set out in the revised December 2024 NPPF and as such is required to meet a lower housing need (557dpa) than would otherwise now be required (932pda). It is expected that any higher need will be addressed through future Plan review.

Housing Trajectory

The latest housing trajectory (See **Appendix 1: Revised Housing Trajectory v3**) demonstrates a five-year housing land supply against the revised need figure including the addition of a 20% buffer and inclusive of any shortfall in delivery during 2024/25, as advised in correspondence from the Inspector received on 17th January 2025 [[EH006\(i\)](#)]. In preparing a revised schedule of housing sites with projected delivery rates, and the associated housing trajectory graph, the Council were advised that ‘...it should be consistent with the conclusions in the post hearings letters, include the revised proposals and demonstrate likely housing delivery during the plan period and five-year supply period 2025-30’. [[EH006 \(i\)](#) para 9, December 2024]. As such, the base data of 2023/24 is unchanged and reflects the previously examined position set out in [EH013\(l\)](#), however the Plan period is moved forward to 2024-40 and the five-year period is rolled forward to 2025-2030.

In producing the revised trajectory, the Council have updated phasing where necessary in line with the latest confirmations from developers and site promoters as of March 2025 (See **Appendix 2: Site Promoter Delivery Responses**) and continue to reflect the effects of nutrient neutrality on relevant sites as previously discussed at the earlier hearings, and from relevant updates.

It should be noted that although the Council can currently demonstrate a five-year housing land supply with the addition of a 20% buffer as advised by the Inspector [[EH006\(i\)](#)], the Council disputed this year’s figures contained in the Housing Delivery Test 2023 measurement,

² As set out by the Minister of State Matthew Pennycook MP in his letter dated 30 July 2024 to Paul Morrison, Chief Executive of The Planning Inspectorate

as published by MHCLG in December 2024³. The 20% buffer is required where housing delivery over the last three years (2021-2023) falls below 85% of the housing requirement.

Our understanding is that at the time, MHCLG adjusted the Councils annual housing flow reconciliation data / completions data as previously submitted by reconciling with the 2011 and 2021 census data. This resulted in the number of homes published in the test over the three-year period falling below the 85% threshold (to 82%) and not reflecting the actual on-the-ground delivery in North Norfolk. The effect of this changed the outcome of the test and instigated the potential requirement to include a 20% buffer in the Local Plan trajectory. The Council challenged this in terms of an unjustified change in methodology and on the basis that the method used does not reflect the real-terms situation of delivery on the ground. Subsequently MHCLG have written to the Council to confirm that in this instance the adjusted figures were not appropriate to use and that the HDT results have been recalculated. In their response MHCLG confirmed that the 2023 HDT measurement was above the 85% threshold (87%). The Council concludes that this updated publication from MHCLG replaces the requirement for a 20% buffer with a requirement of a 5% buffer in line with paragraph 74 of the NPPF⁴. The revised HDT results and acknowledgement from MHCLG is attached as **Appendix 4: North Norfolk HDT 2023 Recalculation Letter.**

Delivery of large sites

Much of the discussion in the earlier hearing sessions was around the deliverability of the large sites contained in the Plan. In the intervening period much progress has been made, and the Council can advise that a detailed pre-application process has taken place in relation to the North Walsham West sustainable urban extension, and the consortium involved have advised that an application is due to be submitted before the summer. Following detailed discussion at the earlier hearings, the development brief was approved by the Council's cabinet subject to incorporation of the modifications as discussed at the initial hearings. This incorporates the policy changes agreed at the earlier hearings and aligns with the proposed amendments in relation to the site and wider land over the railway. At the last hearings, off-site highway mitigation measures were agreed by relevant parties and a modification put forward into the Plan.

Progress remains very much on track in relation to the large-scale development at Fakenham. Work on the required infrastructure in relation to the roundabout and associated works to Wells Road has commenced, along with landscape scheme, drainage attenuation and associated features on land east of the main access roundabout. Work on the access roundabout is due to be completed by mid-May 2025. The discharge of conditions has been completed in accordance with the outline permission for FO1/A, covering design code, drainage, GI, soil management, and sustainable travel, and the submission of the phase two application is on target to be submitted in line with the approved application. In line with this, the site is now being formally marketed (March 2025) inviting developers to purchase the

³ The most up to date publication.

⁴ The relevant version of the NPPF for the purposes of this examination remains that issued in July 2021.

whole site. In line with previous discussion, the trajectory of F01/B remains positioned in the latter stages of the Plan period (2035/36).

Nutrient Neutrality

Positives can also be taken around the solutions to nutrient neutrality. The Authority has adjusted the trajectory of the Plan to take reasonable account of this issue as agreed in the hearings and post-hearing letters. At the time, a small number of allocations were moved back in the trajectory, notably those in Fakenham, Hoveton and Stalham. Delivery expectations in the nutrient neutrality impacted areas were amended by delaying projected delivery by two years unless evidence suggested otherwise. Investment is confirmed and scheduled to take place by Anglian Water this summer with regards to phosphate level and upgrades to the Fakenham WRC to Technical Achievable Limits (TAL) as part of the accelerated investment programme. This investment reduces the scale of any on-site package treatment works to around 1/6th with 5/6ths being addressed by the main treatment works upgrades. This will ensure that nutrient neutrality on-site is demonstrably achievable and as such does not impact on-site delivery timescales. TAL upgrades elsewhere remain on track. Collectively, solutions are now being advanced across many of the affected sites through the usage of TAL upgrades, package treatment plants and the setting aside of agricultural land to reduce any residual reliance on credits. Across many of the sites affected by nutrient neutrality, the Council has received confirmation of the intention to now submit for planning this year with upfront solutions. Across the Small Growth Villages, the Plan does not rely upon growth coming forward in villages affected by nutrient neutrality⁵ until 2032/33.

The Norfolk Environmental Credit Scheme (NEC) is set up and running and schemes are coming forward with on-site mitigation. Increasingly, the use of on-site package treatment plants is being included in applications, and credits are available through the promotion of septic tank replacement. In the longer term, the government are proposing a more strategic solution to be included in the forthcoming Planning and Infrastructure Bill, and have recently consulted on potential reforms in the [Planning Reform Working Paper: Development and Nature Recovery](#).

Deliverability of emerging allocations

Officers have continued to work proactively with developers, and some have taken the opportunity of providing further evidence in support of their allocation (see **Appendix 2: Site Promoter Delivery Responses**). Across the revised Plan, five of the proposed allocations have so far been granted a planning permission, and a further four applications on proposed allocations are awaiting determination (i.e. 30% of the allocation sites have a planning permission or are awaiting determination). Promoters of a further eleven sites have specified in their March 2025 delivery responses submitted to the Council that they intend to submit applications this year. In total, 70% of the Plan allocations are already showing strong indications of progression. Promoters of four of the remaining allocations have advised that they intend to submit an application following adoption of the Plan. In addition, three sites are currently undergoing the pre-application process. Full detail of these is contained in the

⁵ Excludes locations which drain outside of a relevant SAC catchment or are subject to the TAL upgrades 2025.

Councils response to Matter C. and in developer correspondence as set out in Appendix 2: Site Promoter Delivery Responses. The table below specifically details the updated planning status of each of the additional or extended housing sites proposed for inclusion in the Local Plan, as considered for allocation during the recent Further Consultation.

Planning status of additional or extended site allocations

Site Ref	Proposed Change	Planning Status
C10/1	Proposed Change 1 - New Site Allocation: Land at Runton Road / Clifton Park, Cromer	<p>An application is being prepared - A formal planning application is confirmed in Appendix 2 to be submitted within 6 months (as of February 2025)</p> <p>The site is the subject of Promotion Agreement between the landowners and Pigeon.</p> <p>Pigeon has a proven track record of delivery across the Eastern Region, including Kingsfleet in Thetford (a 5,000 home sustainable urban extension) and Land at Cromer Road, Hunstanton (120 homes).</p> <p>Developer engaged: Agreed terms with a Norfolk based home builder – Crocus Homes.</p> <p>Agent confirms in Appendix 2, trajectory expectation of commencement in 2027/28.</p>
C22/4	Proposed Change 2 - Extended Site Allocation: Land West of Pine Tree Farm, Cromer	<p>The site is now subject to a planning application - PO/25/0492 for up to 550 dwellings + elderly care accommodation (617 dwellings in total) received 04/03/2025. This site has been subject to extensive engagement with the Council since 2018. A draft Planning Performance Agreement (PPA) has been submitted to the planning authority.</p> <p>If the outline application receives a resolution to permit in October 2025 and a S.106 is signed by Dec 2025 (as stated in the draft PPA) then it is anticipated that reserved matters will be submitted by Summer 2026.</p> <p>Agent confirms in appendix 2, trajectory expectation of commencement in 2027/28.</p>
NW16	Proposed Change 3 - New Site Allocation: Land at End of Mundesley Road, North Walsham	<p>The site is now subject to a planning application - PO/24/2717 for 330 dwellings and elderly care accommodation received 24/12/2024. Currently under consideration</p> <p>A reserved matters application is expected to be submitted by the housebuilder/purchaser of the site following the grant of outline planning permission, with units anticipated to start to be delivered onsite in 2026/27.</p>

		<p>Developer Engaged: Agent states that positive interest has been received from housebuilders to purchase the site once outline planning permission has been granted.</p> <p>Agent confirms in Appendix 2, trajectory expectation of commencement in 2026/27.</p>
HV01/C	Proposed Change 4 - Extended Site Allocation: Land East of Tunstead Road, Hoveton	<p>Pre-app for 238 dwellings received 20/02/25 - advice pending. Combined with proposed new site allocation HV06/A. Detailed planning application for HV01/C and HV06/A expected later in 2025 once the land has been formally allocated.</p>
HV06/A	Proposed Change 5 - New Site Allocation: Land at Stalham Road, Hoveton	<p>Developer Engaged: FW Properties Nutrient Neutrality: Planning off-site mitigation (purchase of credits).</p> <p>Agent confirms in Appendix 2, trajectory expectation of commencement in 2028/29.</p>
ST04/A	Proposed Change 6 - New Site Allocation: Land at Brumstead Road, Stalham	<p>It is expected that a planning application will be submitted within 6 months of adoption of the Local Plan.</p> <p>Nutrient Neutrality: Likely to be a combination of on-site mitigation through SuDS features / wetlands and purchasing off-site credits + exploration of cessation of suitable arable land as per the recent Stalham NN mitigation strategies for planning approvals PF/21/1532 and PF/21/2021.</p> <p>Agent confirms Appendix 2, trajectory expectation of commencement in 2026/27.</p>
ST19/B	Proposed Change 7 - Extended Site Allocation: Land Adjacent Ingham Road, Stalham	<p>An application is anticipated to be submitted April-June 2025.</p> <p>Developer Engaged: Barratt David Wilson Homes</p> <p>Nutrient Neutrality: Expected to achieve nutrient neutrality through off-site mitigation measures, comprising either credits or mitigation secured by BDW Anglia. BDW Anglia is currently in discussions with several credit providers and have had confirmation from a local credit provider that credits for the Ant catchment are available immediately, providing comfort that mitigation strategies are readily available.</p> <p>Upon application submission (estimated spring 2025) BDW Anglia will also register interest for NEC credits which, if required, will provide another option to secure mitigation for the site.</p>

		Agent confirms in Appendix 2, trajectory expectation of commencement in 2027/28.
BLA01/B	Proposed Change 8 - New Site Allocation: Land West of Langham Road, Blakeney	<p>It is anticipated that an application for outline planning consent will be submitted summer/autumn 2025 with expectation of permission granted 2025/26. The site is subject of an Option Agreement between the landowners (Odd Fellows Manchester Unity Friendly Society Limited) and Pigeon. Pigeon has a proven track record of delivery across the Eastern Region, including Kingsfleet in Thetford (a 5,000 home sustainable urban extension) and Land at Cromer Road, Hunstanton (120 homes)</p> <p>Agent confirms in Appendix 2, trajectory expectation of commencement in 2026/27. Agent suggests that delivery could take place sooner than 2028/29.</p>
BRI02/C	Proposed Change 9 - Extended Site Allocation: Land at Astley Primary School, Briston	<p>It is anticipated that a full planning application will be submitted for emerging allocation BRI01 and the currently allocated BRI02 site area, with a subsequent application for the extended area proposed through BRI02/C in due course. This is to alleviate concerns that a determination on the extended area (BRI02/C) would not take place until after the allocation is adopted. In the meantime, the landowner is keen to proceed to commence development as soon as possible on the areas which are already established as an existing allocation (BRI02) and already considered through the earlier hearings (BRI01).</p> <p>Developer engaged: Scenic Homes.</p> <p>Agent confirms in Appendix 2, trajectory expectation of commencement in 2026/27.</p>
LUD01/C	Proposed Change 10 - Extended Site Allocation: Land South of School Road, Ludham	<p>PF/19/0991 for 12 dwellings on part of the site approved 25/02/2022. Developer is Charles Bracey / Pightle Homes.</p> <p>Remainder of site: expected to be sold to a housebuilder within 6 months of plan adoption. Initial discussions with interested parties confirms a strong demand. A formal planning application is expected to be submitted within 12 months of plan adoption.</p> <p>Agent confirms in Appendix 2, trajectory expectation of commencement for remainder of site in 2026/27.</p>
MUN03/A	Proposed Change 11 - Extended Site Allocation: Land off Cromer Road, Mundesley	<p>The site is now subject to a planning application - PF/24/2483 for 36 dwellings + 1 x self-build plot on the northern part of the site received 26/11/2024 and is currently pending consideration.</p> <p>Remainder of site: A developer is engaged on the northern part of the site which is subject to application PF/24/2483, and discussions are taking place on the strategy for the remaining additional area. Subject to the progress of the existing allocation for which an application has already been</p>

		<p>submitted on the northern extent of the site, the site promoter anticipates a further application on the remaining area being submitted within 1 to 2 years.</p> <p>Agent confirms in Appendix 2, trajectory expectation of commencement in 2026/27.</p>
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Other areas

In addition to working on the Local Plan the Council has not stood still and I can advise that the GIRAMS Action Plan and governance arrangements have been formally adopted by all of the Norfolk LPAs. The mitigation schemes to address recreational pressures on designated European sites are expected to commence this year through the setting up of the guiding Board and appointment of a specific project officer. In other areas, the Health Protocol has been updated and adopted to reflect more recent changes in the NHS structure and to ensure that, where applicable, health infrastructure is considered at the application stage by the health authorities. Where thought helpful, SoCGs have been updated between Natural England and Historic England as detailed in **Appendix 3: Position Statement with Historic England & Natural England at Further Consultation Stage**. Natural England confirm the Sustainability Appraisal (SA) has been undertaken and meets the requirements of the SA Directive and confirm that Natural England raise no soundness issues with the SA or the conclusions of the Habitat Regulations Assessment (HRA).

Enclosures:

Appendix 1: Revised Housing Trajectory v3

Appendix 2: Site Promoter Delivery Responses

Appendix 3: Position Statement with Historic England & Natural England at Further Consultation Stage

Appendix 4: North Norfolk HDT 2023 Recalculation Letter

Yours sincerely

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North Norfolk District Council

North Norfolk Local Plan Examination

Resumed Hearings Opening Statement

Appendix 1: Revised Housing Trajectory v3

Published to accompany the Council's opening statement to the resumed examination hearings.

March 2025

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It includes the three main sources of supply identified in the housing land supply statement, namely, large sites which are either allocated or have planning permission for development, sites of less than 10 dwellings which already have planning permission and an allowance for windfall developments. The site reference numbers are either those given to the site in the North Norfolk Site Allocations Plan, Emerging Local Plan, or are the planning application reference. Both the Allocations Plan and details of each planning application, including location plans, are available on the Council's web site. Many of the sites included within this schedule are already under construction and some of the approved dwellings have been completed. Precise delivery rates of development will vary year on year and will be kept under review via production of annual statements of housing land supply.

Site Details					Planning Status							Trajectory 2025-2030					Trajectory 2030-2040										
Site reference	Parish	Location	Source	Total Allocations & Elderly Persons Dwellings	Current pending application	Outline planning permission	Full planning permission	Permissions / allocations left to be built (inc under construction)	Total dwellings in 5yr supply 2025-2030	2024-2040 (period)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Beyond March 2040
ALD01 PF/19/1154	Aldborough	Garage site / Pipits Meadow Aldborough	LSPP	1			2	1	0																		
BACT03	Bacton	Land adjacent to Beach Road, Bacton	LDF 2011						0																		20
PF/88/1996 PF/17/1265	Briston	Land at Hall Street, Briston	LSPP	4			64	4	0																		
BRI24 PF/15/1746 PF/19/1648	Briston	Land at rear of Holly House, Briston	LSPP	9			9	9	7	9	2	2	4	1													
CAT01	Catfield	Land off Lea Road, Catfield	LDF 2011						0																		15
COR01 PF/21/1990 -Pending	Corpusty and Saxthorpe	Land between Norwich Road & Adams Lane, Corpusty	LSPP	38			38	38	38	38			18	20													
PM/09/0826	Cromer	Burnt Hills, Cromer	LSPP	13			13	13	10	13	3	3	3	3	1												
19941720 19961424 19960965 19960292 19951110	Cromer	Central Road, Cromer	LSPP	31			99		0																		31
22.002 19741952 PF/17/0626 PF/21/3101	Cromer	Cromwell Road, Cromer	LSPP	7			20	7	4	5	1	1	2	1													
19901666 NMA/22/1470	Cromer	Highview, Cromer	LSPP	20			20	20	0	10	10																
C01	Cromer	Land adjacent to East Coast Motors, Beach Road, Cromer	LDF 2011						0																		40
C04 PO/15/0572 PM/17/0751 PO/18/1779	Cromer	Land at rear of Sutherland House, Overstrand Road, Cromer	LSPP	54			68	54	22	32	10	22															
C07 PF/13/0451 PF/14/0863	Cromer	The Embankment, Jubilee Lane, Cromer	LSPP	0			10		0																		
C07 PO/19/0281 Withdrawn	Cromer	Land at Jubilee Lane / Cromer High Station, Cromer	LDF 2011						0																		
ROS3	Cromer	Land between Louden Rd & Church Street, Cromer	LDF 2011						0																		15
ROS4	Cromer	Land South of Louden Rd, Cromer	LDF 2011						0																		20
C14 13/0247	Cromer	Land West of Roughton Road, Cromer	LSPP	0			145		0																		
ED2	Cromer	Cromer Football Club Mill Rd. Cromer	LDF 2011						0																		
F01 PO/17/0680	Fakenham	Land North of Rudham Stile Lane, Fakenham. Remaining Allocation	LSPP	950		950		950	120	950				10	30	80	80	100	100	100	100	100	100	100	50		
F01 (Picken) PO/14/1212 PM/17/1183	Fakenham	Land North of Rudham Stile Lane, Fakenham	LSPP	0			78		0																		
F01 (Places for People) PF/15/1167	Fakenham	Land North of Rudham Stile Lane, FakenhamTrinity Road	LSPP	0			101		0																		
HAP07	Happisburgh	Land West of Whimpwell Street, Happisburgh	LDF 2011						0																		14
PF/20/1345	Hindringham	Land South Of Wells Road, Hindringham	LSPP	11			11																				

Site Details					Planning Status							Trajectory 2025-2030						Trajectory 2030-2040										
Site reference	Parish	Location	Source	Total Allocations & Elderly Persons Dwellings	Current pending application	Outline planning permission	Full planning permission	Permissions / allocations left to be built (inc under construction)	Total dwellings in 5yr supply 2025-2030	2024-2040 (Period)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Beyond March 2040	
SH07 PF/21/3141_Affordable	Sheringham	Land South of Weybourne Road, Adj the Reef	LSPP	24			24	24	24	24		24																
PF/17/1524	Stalham	Slaughter House, Upper Staithe Road, Stalham	LSPP	0			42		0																			
SOU02 PF/19/0771	Southrepps	Land West of Long Lane, Southrepps	LSPP	0			15		0																			
SOU07	Southrepps	Land North of Thorpe Road, Southrepps	LDF 2011						0																			
PF/23/2259 - 10.05.2024 PF/20/1582	Walcott	Land off Ostend Road, Walcott	LSPP	18			18	18	18	18		2	8	8														
WAL01	Walsingham	Land East of Wells Road, Walsingham	LDF 2011						0																		24	
PF/17/0729 - Pending	Raynham	RAF West Raynham, Massingham Road, West Raynham	LSPP	94	94			94	94	94			35	35	24													
PF/19/0989	Warham	Development Land east of Stiffkey Road, Warham	LSPP	12			12	12	12	12		6	6															
WEY09	Weybourne	Land South of Beck Close, Weybourne	LDF 2011						0																		4	
Total	Post EIP	Large sites with planning permission	Source	1,646	94	1008	1798	1740	657	1,646	159	126	216	176	58	81	80	100	100	100	100	100	100	100	100	50	0	75
BLA04/A	Blakeney	Land East of Langham Road	NLPA	30				30	30	30	0	10	20															
BLA01/B	Blakeney	Land West of Langham Road	NLPA	30					20	30	0				10	10	10											
BRI01	Briston	Land East of Astley Primary School	NLPA	25				25	25	25	0		10	15														
BRI02/C	Briston	Land West of Astley Primary School	NLPA	90					90	90	0		10	60	20													
C16 PO/23/0596	Cromer	Former Golf Practice Ground, Overstrand Road	NLPA	151		118		151	151	151	0			30	50	71												
C22/4	Cromer	Land West of Pine Tree Farm	NLPA	567				567	90	567	0			10	30	50	83	84	80	50	50	80	50					
C10/1	Cromer	Land at Runton Road/Clifton Park	NLPA	70					70	70	0			30	40													
F01/B (Part)	Fakenham	Land North of Rudham Stile Lane	NLPA	627				627	0	327	0											10	30	50	77	160	300	
F02	Fakenham	Land Adjacent to Petrol Filling Station, Wells Rod	NLPA	70				70	40	70	0				10	30	30											
F03	Fakenham	Land at Junction of A148 and B1146	NLPA	65				65	65	65	0				25	40												
F10	Fakenham	Land South of Barons Close	NLPA	55				55	55	55	0			10	30	15												
H17	Holt	Land North of Valley Lane	NLPA	27				27	27	27	0	13	14															
H20/1	Holt	Land at Heath Farm	NLPA	220				220	150	220	0			30	60	60	60	10										
HV01/C	Hoveton	Land East of Tunstead Road	NLPA	190				190	100	190	0				50	50	50	40										
HV06/A	Hoveton	Land at Stalham Road	NLPA	50					50	50	0					50												
LUD01/C	Ludham	Land South of School Road	NLPA	48				48	48	48	0		24	24														
NW01/B PF/22/1596 PF/22/1784	North Walsham	Land at Norwich Road & Nursery Drive	NLPA	387	387			387	163	387	0		40	40	40	43	73	70	40	41								
NW16	North Walsham	Land at End of Mundesley Road	NLPA	370					200	370	0		10	50	50	90	50	50	50	20								
NW62/A	North Walsham	Land West of North Walsham	NLPA	2000				2000	90	1,270	0				30	60	100	160	100	100	160	100	100	160	100	100	730	
MUN03/A	Mundesley	Land off Cromer Road & Church Lane	NLPA	45					45	45	0		15	15	15													
SH04	Sheringham	Land adjoining Seaview Crescent	NLPA	45				45	20	45	0				10	10	15	10										
SH18/1B	Sheringham	Land South of Butts Lane	NLPA	48				48	48	48	0	10	30	8														
ST19/B	Stalham	Land Adjacent Ingham Road	NLPA	150					116	150	0			36	40	40	34											

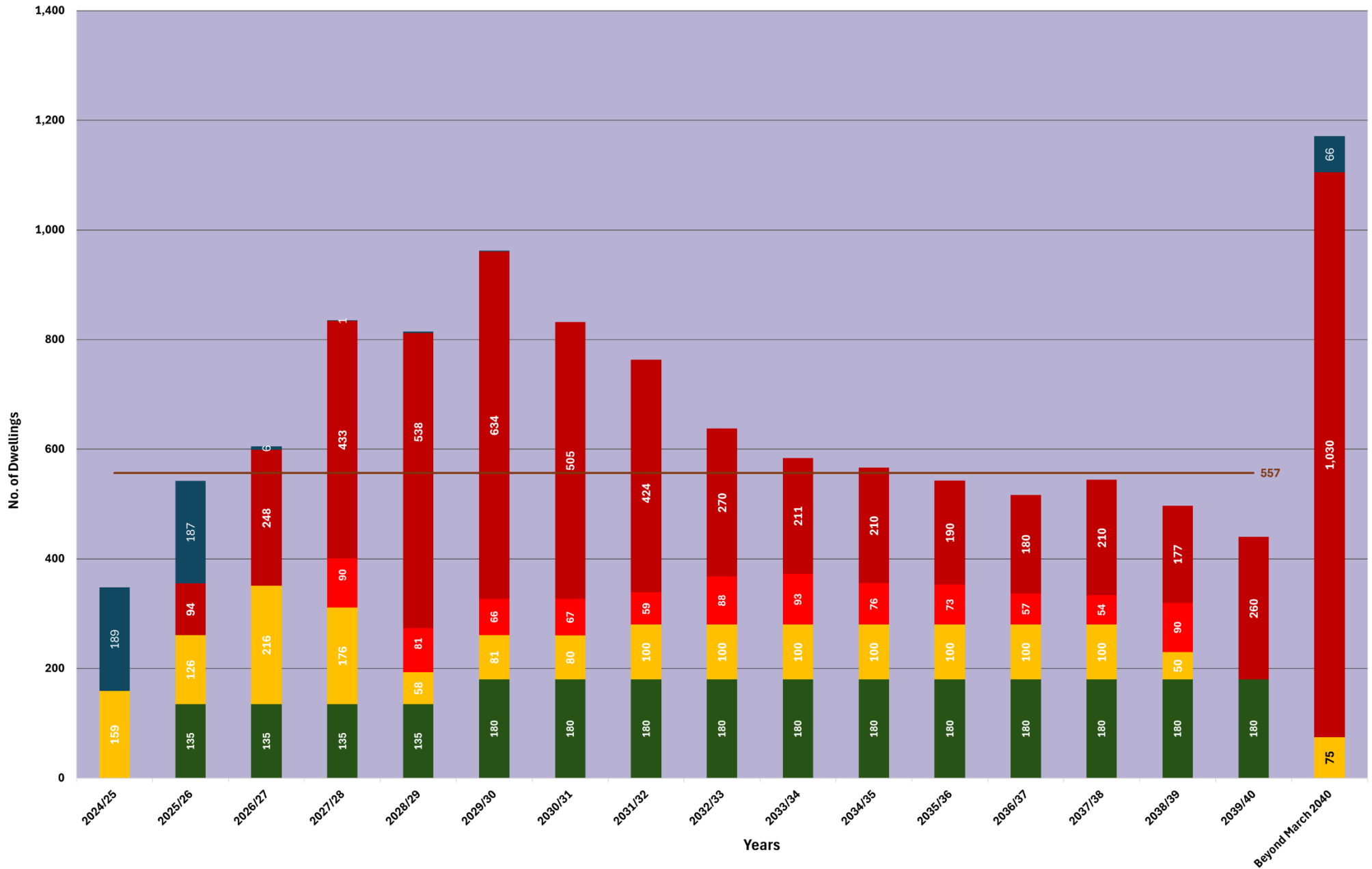
Site Details					Planning Status							Trajectory 2025-2030					Trajectory 2030-2040										
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ST04/A	Stalham	Land at Brumstead Road	NLPA	45					45	45	0		30	15													
ST23/2 PF/21/1532 Elderly Care PF/21/2021 Affordable Homes	Stalham	Land North of Yarmouth Road, East of Broadbeach Gardens	NLPA	141				141	141	141	0	61	40	40													
WNS3	Wells-next-the-Sea	Land at Two Furlong Hill (Neighbourhood Plan)	NPA	45					45	45	0			10	20	15											0
W01/1 PF/23/1113	Wells-next-the-Sea	Land South of Ashburton Close	NLPA	23				23	23	23	0		5	10	8												
Allocations		Allocations - Total		5,614	387	118	0	4719	1947	4,584	0	94	248	433	538	634	505	424	270	211	210	190	180	210	177	260	1,030
SGV- Allowance		Small Growth Village - Total	SGVA	894	0	0	0	894	237	894	0	0	0	90	81	66	67	59	88	93	76	73	57	54	90	0	0
Total	Post EIP	Large sites with planning permission	LSPP	1,646	94	1008	1798	1740	657	1,646	159	126	216	176	58	81	80	100	100	100	100	100	100	100	50	0	75
Site <10	All - Under 10 Dwellings	Site <10		387					198	387	189	187	6	1	3	1											66
Windfall 135	Windfall (Whole Plan Period/ Remaining Plan Period)	At 135*4 dwellings + 180*11/ year (New Local Plan)		2,520					720	2520	0	135	135	135	135	180	180	180	180	180	180	180	180	180	180	180	
Total	Total	Total		11,061	481	1,126	1,798	7,353	3,759	10,031	348	542	605	835	815	962	832	763	638	584	566	543	517	544	497	440	1,030
Five Year Supply												3,759	4,049	4,207	4,010	3,779											

*Source Description
 LDF 2011 = Local Plan Allocation (Site Allocations Plan, 2011)
 LSPP = Large Site with Planning Permission
 NLPA = New Local Plan Allocation
 NPA = Neighbourhood Plan Allocation
 SGVA = Small Growth Village Allowance

The figure
 above
 excludes
 growth
 beyond
 2040.

Trajectory of Expected Housing Delivery 2024 - 2040

Number of dwellings projected to be completed each year (1 April - 31 March)



Small Sites (under 10 dwellings) Allocations (Including additional/extended sites) Small Growth Villages Indicative Growth Large sites with planning permission Windfall Annual Target



North Norfolk District Council

North Norfolk Local Plan Examination Resumed Hearings Opening Statement

Appendix 2: Site Promoter Delivery Responses

Published to accompany the Council's opening statement and to update and inform the resumed examination hearings and latest revised housing trajectory v3.

March 2025

**North Norfolk District Council
Planning Policy Team**

01263 516318

planningpolicy@north-norfolk.gov.uk

Planning Policy, North Norfolk District Council,
Holt Road, Cromer, NR27 9EN

www.north-norfolk.gov.uk/localplan

**All documents can be made available in
Braille, audio, large print or in other languages.**



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[BLANK PAGE]

From: [William Page](#)
To: [Chris Brown](#)
Cc: [Rob Snowling](#)
Subject: RE: Local Plan Site Allocation: Land West of Langham Road, Blakeney (BLA01/B)
Date: 13 March 2025 16:34:08
Attachments: [image001.png](#)
[image216914.jpg](#)
[image151875.png](#)
[image906637.png](#)

Dear Chris,

Many thanks for your email. Please see below with updates, and/or confirmation that there has been no change.

Please let me know if you have any queries or require any further information.

If it would be helpful to have a further discussion about the site ahead of the hearing session on 9th April, then please let me know.

Best regards,

Will



William Page
Planner

01284 766200 | 07553 614038
w.page@pigeon.co.uk | www.pigeon.co.uk
Linden Square, 146 Kings Road, Bury St Edmunds, IP33 3DJ



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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 06 March 2025 13:46
To: Rob Snowling <r.snowling@pigeon.co.uk>
Subject: Local Plan Site Allocation: Land West of Langham Road, Blakeney (BLA01/B)

Dear Rob,

Land West of Langham Road, Blakeney (BLA01/B)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the Further Consultation proposals, in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council’s evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>An application has not yet been submitted. Please confirm details of the expected timeframe for submitting an application are as follows:</p> <p>Answer: Application for outline planning consent to be submitted summer/autumn 2025 with expectation of permission granted 2025/26.</p> <p>No change</p>
Developer Engagement (this is in reference to Question F in the MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: The site is subject of an Option Agreement between the landowners (Odd Fellows Manchester Unity Friendly Society Limited) and Pigeon. Pigeon has a proven track record of delivery across the Eastern Region, including Kingsfleet in Thetford (a 5,000 home sustainable urban extension) and Land at Cromer Road, Hunstanton (120 homes).</p>

Delivery Information:

Site BLA01/B is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	✓
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We envisage commencement and delivery of the first 10 homes in 2027/28, and the remaining 20 homes in 2028/29.

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
[+441263 516318](tel:+441263516318)



.....
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Think before you ink - do you really need to print this?

From: [James Henman](#)
To: [Chris Brown](#)
Subject: Re: Local Plan Site Allocation: Land East of Langham Road (BLA04/A)
Date: 10 March 2025 11:21:22

Morning Chris,

In answer to the queries:

1. We would be looking to submit an application within 12 months of allocation within the Local Plan.
2. We have been in discussions with Raven Development Company Limited on a joint venture basis. We have also had a number of expressions of interest from other developers.
3. Development could commence soon after detailed permission has been granted. Commencement in 2026 is possible however, as we are already well into 2025 and the site has not yet been allocated, the commencement date is dependent on allocation and planning approval thereafter.

Should you require any further information do not hesitate to contact me.

Kind regards

Jim

On 6 Mar 2025, at 13:53, Chris Brown <Chris.Brown@north-norfolk.gov.uk> wrote:

Dear Jim,

Local Plan Site Allocation: Land East of Langham Road (BLA04/A)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the Further Consultation proposals, in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application: Answer: Intention to submit an application within 12 months of allocation being agreed within the Local Plan
Developer Engagement (this is in reference to Question F in the MIQs)	Is there a developer(s) involved with the site allocation? If there is, please specify who: Answer: In discussion with Raven Development Company Limited on a joint venture basis. We have also had a number of expressions of interest from other developers.

Delivery Information:

Site BLA04/A is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	✓
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
[+441263 516318](tel:+441263516318)



.....
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Raven Land Management Ltd
Pippin Heath Sawmill
Hunworth Road
Holt
Norfolk
NR25v6SS

Tel: 07972 894201
Email: tw@ravenlm.co.uk

C. Brown Esq
Project management Support Officer
North Norfolk District Council
Holt Road
Cromer
NR27 9EN

14th March 2025

Dear Mr Brown

Re: Local Plan Site Allocation: Land East of Langham Road, Blakeney (BLA04/A)

Thank you for your email of the 6th March to Jim Henman requesting a response by the 14th March 2025. The landowners have asked me to respond on their behalf as agent.

In response to queries that you raised we have the following comments:

Application Status:

We are ready to submit a detailed pre-planning application over the land once the allocation has been confirmed with a view to establishing the form, style and access to the development. Once these parameters have been agreed we would move to submit a detailed application, it is anticipated that this process will take circa 12 months from allocation. The intention is to progress with a planning application as soon as we are able to but after the adoption of the allocation.

Developer Engagement:

We have been approached by a number of developers including Raven Development Company Ltd and AKB Residential Ltd, among others. It is our intention to enter into a joint venture partnership with a developer in order to both participate and ensure that timely development of the site.

Delivery Information:

Site BLA04/A is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory during 2026/2027. This assumes the allocation is adopted quickly and the procedure described in the Application Status above is timely and efficient.

Further Comments:

Both the landowners are concerned that neither they nor Jim Henman were notified of the previous stage of the Local Plan Adoption Process namely the Consultations conducted by the Planning Inspectorate in November and December last year.

We should have been notified of these hearings by the Council including the time and date that BLA04/A was being discussed. I have been made aware that the Planning Inspector commented at the public consultation that he was surprised that there wasn't any representation from the land owners present. Concerning the comments made by the Planning Inspector regarding the need for further allocations to be made with regard to housing allocations to address the shortfall we would have introduced the attached plan which shows the wider land holding around BLA04A owned by my clients.

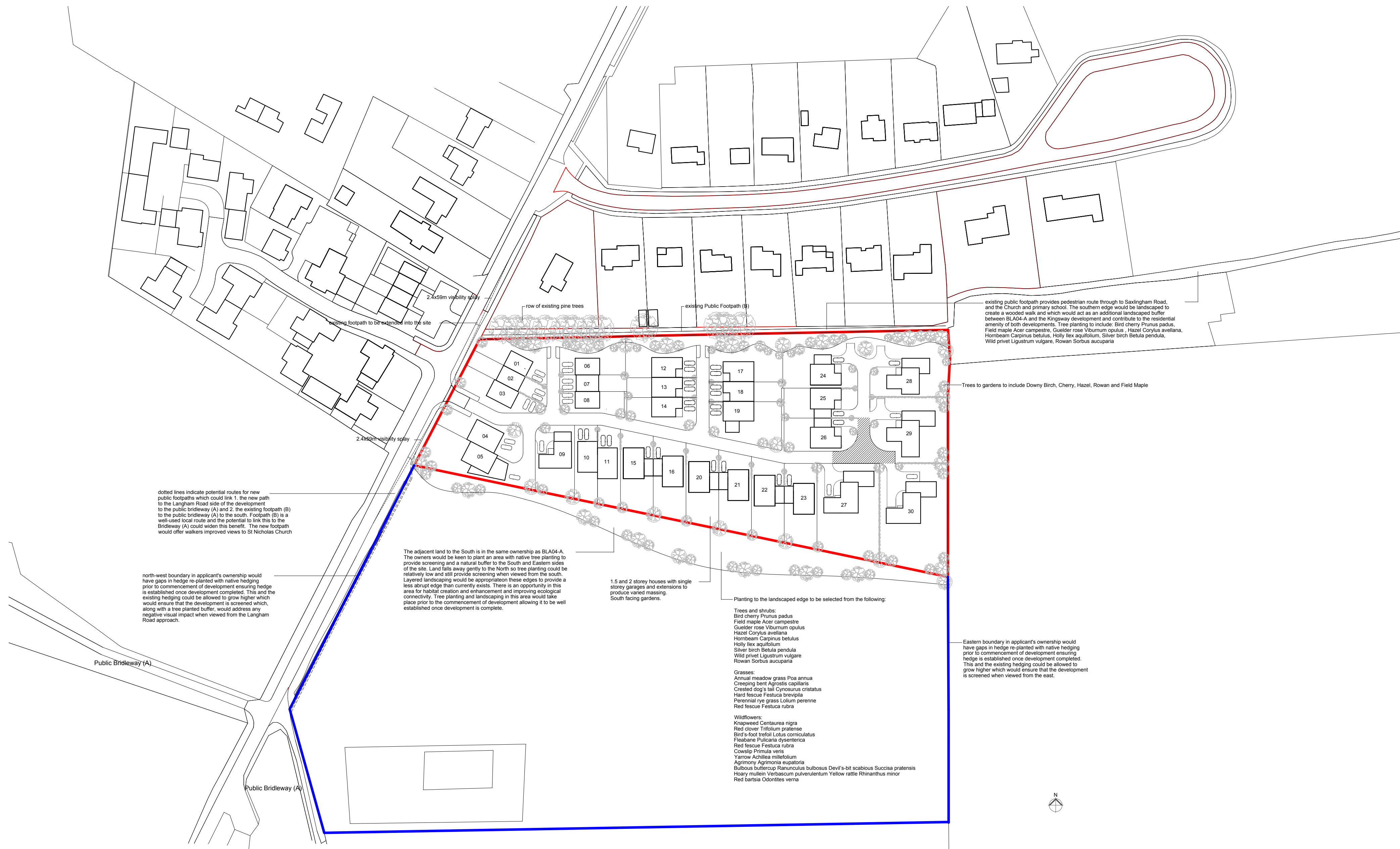
We believe that the additional land edged blue, to the south of the BLA04/A would achieve the same scores as the current proposed allocation in the Local Plan process. This would place it as the most sustainable and logical further extension site to Blakeney after BLA04/A (which achieved the highest score).

In consideration of the above information we look forward to the Council carrying the BLA04A site forward as a housing allocation in the proposed Local Plan and, if the Council is minded to include further land as a "Phase 2" Allocation the blue land could be included for delivery at a later date during the plan period.

Please do let me know if you have any queries regarding the above and we look forward to receiving notification of the relevant Hearing Sessions in April in due course. We request that we are allowed to make representations at the Hearing Sessions, as stated above we did not do so at the Consultations as we were not notified by you.

Yours sincerely

Tim Schofield
Director



From: peter@seven22.co.uk
To: [Chris Brown](#)
Subject: RE: Local Plan Site Allocation: Land West of Astley Primary School (BRI02)
Date: 14 March 2025 06:16:55
Attachments: [image001.png](#)

Good morning Chris

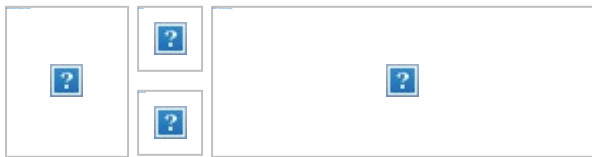
I have added comments alongside your schedule in blue. Apologies for the delay in getting back to you.

Kind regards

Peter

Chris Brown

Project Management Support Officer
[+441263 516318](tel:+441263516318)



From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>

Sent: 06 March 2025 14:05

To: peter@seven22.co.uk

Subject: Local Plan Site Allocation: Land West of Astley Primary School (BRI02)

Dear Peter,

Land West of Astley Primary School (BRI02)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the Further Consultation proposals, in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>This site has been subject to pre-application advice:</p> <p>Answer: DE21/23/2753 submitted 21/12/2023. Advice issued 26/06/2024.</p>
	<p>A formal planning application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: In the next 5 weeks – subject to consultant information being produced</p>
Developer Engagement (this is in reference to Question F in the MIQs)	<p>Please confirm that the following developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details:</p> <p>Answer: Scenic Homes - Correct</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method: On-site mitigation (package treatment plant (PTP))</p> <p>Answer: We confirm we are progressing designs currently and are nearly ready to make a full planning submission. We have been finalising the drainage strategy, having previously pursued options for the creation of wetland areas, riparian buffers and taking very large amounts of land out of agricultural production in order to meet the Nutrient Neutrality requirements, we have now changed tack and find it will be much more practicable and feasible to work with a package treatment plant (PTP) for the foul water. We will be able to take all foul and surface water drainage from our site and remove it from the Nutrient Neutrality catchment zone with a PTP, our consultant Royal Haskoning are starting conversations with the EA and Natural England. - Correct</p>

Delivery Information:

Site BRI01 / BRI02/C is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	✓
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

- **Correct – The applicant is extremely keen to get started.**

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March.**

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
[+441263 516318](tel:+441263516318)



From: [Rob Snowling](#)
To: [Chris Brown](#)
Cc: [William Page](#); [Tony Hickman](#)
Subject: RE: Local Plan Site Allocation: Land at Runton Road / Clifton Park (C10/1)
Date: 12 March 2025 17:58:07
Attachments: [image001.png](#)
[image310651.jpg](#)
[image619062.png](#)
[image487873.png](#)
[9113r1 - Odour Assessment - Cromer Road, Cromer.pdf](#)

Dear Chris,

Thanks for your email. Please see below with updates, and/or confirmation that there has been no change.

In addition to the information provided previously, we have also carried out an odour assessment to confirm that the position, as advised by Anglian Water in 2019, is still the case.

Please see attached Odour Risk Assessment report prepared by Redmore Environmental, which confirms that potential odour impacts do not represent a constraint to the delivery of the site.

As detailed below we have agreed terms with Crocus Homes to bring forward delivery of the site. Matt Davidson, Managing Director of Crocus Homes will be attending the hearing session on 9th April alongside Dr Graham Hopkins (Ecologist) and myself.

Please let me know if you have any queries or require any further information.

If it would be helpful to have a further discussion about the site ahead of the hearing session on 9th April, then please let me know.

Best regards,

Rob



Rob Snowling
Director - Planning

01284 766200 | 07469 141802
r.snowling@pigeon.co.uk | www.pigeon.co.uk
Linden Square, 146 Kings Road, Bury St Edmunds, IP33 3DJ



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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 06 March 2025 14:12
To: Rob Snowling <r.snowling@pigeon.co.uk>
Cc: William Page <w.page@pigeon.co.uk>
Subject: Local Plan Site Allocation: Land at Runton Road / Clifton Park (C10/1)

Dear Rob,

Land at Runton Road / Clifton Park (C10/1)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the Further Consultation proposals, in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council’s evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application: Answer: A formal planning application is expected to be submitted within 6 months (as of February 2025). No change
Developer Engagement (this is in reference to	Is there a developer(s) involved with the site allocation? If there is, please

Question F in the MIQs)	<p>specify who:</p> <p>Answer: The site is the subject of Promotion Agreement between the landowners (Jane Clifton, Orry Mitchell, Heather Mitchell and Iain Clifton) and Pigeon. Pigeon has a proven track record of delivery across the Eastern Region, including Kingsfleet in Thetford (a 5,000 home sustainable urban extension) and Land at Cromer Road, Hunstanton (120 homes).</p> <p>We have agreed terms with Crocus Homes (a Norfolk base home builder) to deliver the scheme. An application is being prepared.</p>
--------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Delivery Information:

Site C10/1 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	✓
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

Commencement expected in 2027/28 (as above) with first 10 completions in 27/28. 40 completions expected in 28/29. Remaining 20 completions in 29/30.

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown

Project Management Support Officer

+441263 516318



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From: [Iain Hill](#)
To: [Chris Brown](#)
Subject: FW: Local Plan Site Allocation: Former Golf Practice Ground, Overstrand Road, Cromer (C16)
Date: 14 March 2025 16:50:49
Attachments: [~WRD0001.jpg](#)
[image001.png](#)

Chris

Completed table below; very minor comments.

We provided separate comments on NN mitigation last week.

If you need any further information please let me know.

Regards

Iain



Iain Hill
Partner, Planning

Kingfisher House, 1 Gilders Way, Norwich, Norfolk. NR3 1UB
DD: 01603 229409 | M: 07966 202925 | bidwells.co.uk



From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 07 March 2025 11:10
To: Iain Hill <iain.hill@bidwells.co.uk>
Subject: Local Plan Site Allocation: Former Golf Practice Ground, Overstrand Road, Cromer (C16)

Dear Iain,

Former Golf Practice Ground, Overstrand Road, Cromer (C16)

We are writing as we understand that you are an appointed agent for this site. In preparation

for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the Further Consultation proposals, in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>The site has planning permission:</p> <p>Answer: PO/23/0596, approved 10/05/2024.</p> <p>Please provide details of the expected timeframe for submitting full/reserved matters application:</p> <p>Answer: Application due to be submitted March 2025.</p>
Developer Engagement (this is in reference to Question F in the MIQs)	<p>Please confirm Yes/No that the following developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details:</p> <p>Barrett David Wilson Homes</p> <p>Answer: Yes</p>

Delivery Information:

Site C16 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	✓
2028/29	
2029/30	
2030/31	

2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

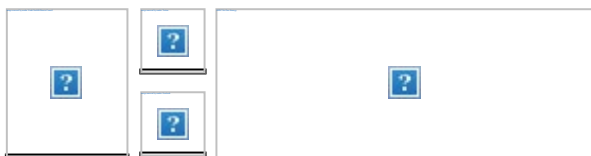
We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
[+441263 516318](tel:+441263516318)



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From: [Louise Follett](#)
To: [Chris Brown](#)
Cc: [Phillip Duncan](#); [Patrick A'hern](#)
Subject: RE: Local Plan Site Allocation: Land West of Pine Tree Farm, Cromer (C22/4)
Date: 12 March 2025 14:09:35
Attachments: [~WRD0000.jpg](#)
[image001.png](#)
[image002.png](#)

Dear Chris,

Many thanks for your email, please find our responses below in red,

Should you have any further queries with regard to this site please do not hesitate to contact me,

Kind regards,

Louise Follett | MRTPI | Principal Planner

T 01242 907030 **dl** 01242 436556 **e** lf@corylus-ltd.co.uk **w** www.corylus-ltd.co.uk **sm** [Instagram](#) / [LinkedIn](#)

Corylus Planning & Environmental Ltd | The Old Dairy | Yanworth | Cheltenham | Gloucestershire | GL54 3LQ

** Please note my working days are Mon - Thurs **

Advance notice of Annual Leave Mon 7th – Fri 11th April



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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 07 March 2025 11:13
To: Louise Follett <lf@corylus-ltd.co.uk>
Cc: Phillip Duncan <pd@corylus-ltd.co.uk>
Subject: Local Plan Site Allocation: Land West of Pine Tree Farm, Cromer (C22/4)

Dear Louise,

Land West of Pine Tree Farm, Cromer (C22/4)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>This site has been subject to extensive engagement with the Council. The site promoter has been engaged in the Local Plan process since 2018 with regular meetings between Planning Policy officers and the site promoter's planning and technical consultants. Ongoing engagement between the Council and Site Promotion Team has assisted the preparation of the outline application (currently awaiting validation). A draft Planning Performance Agreement (PPA) has been submitted to the planning authority.</p> <p>Specific published pre-application advice :</p> <ul style="list-style-type: none">● DE21/18/0002, 300 dwellings + Cromer FC relocation. Advice issued XXX● DE21/18/0015, Screening opinion (300 dwellings), Advice issued XXX● DE21/24/0770, Screening opinion (400 dwellings). Advice issued XXX● DE21/24/2153, Screening opinion (550 dwellings). Advice issues XXX <p>Previously published at Reg 19 as a smaller allocation C22/2.</p>
	<p>An application is currently pending determination:</p> <p>PO/18/2169, Hybrid: 300 dwellings + new road and other infrastructure + full permission for new football</p>

	<p>club facilities. Submitted 21/11/2018.</p> <p>A further outline application was received 04/03/2025 (PO/25/0492) and is awaiting validation. This relates to the larger site area C22/4.</p> <p>Please provide details of the expected timeframe for submitting full/reserved matters application:</p> <p>Answer: If the outline application receives a resolution to permit in October 2025 and a S.106 is signed by Dec 2025 (as stated in the draft PPA) then it is anticipated that reserved matters will be submitted by Summer 2026.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: All the land is under the control of the site promoter.</p>

Delivery Information:

Site C22/4 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	✓
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

It would be of assistance if you could confirm intentions around application PO/18/2169 which is currently pending decision, as we understand that a new application has recently been submitted is it the case that this application will be withdrawn?

I can confirm that PO/18/2169 can be withdrawn on validation of PO/25/0492.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown

Project Management Support Officer

[+441263 516318](tel:+441263516318)



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From: [Kirstie Clifton](#)
To: [Chris Brown](#)
Cc: richard.shuldham@savills.com; property@trin.cam.ac.uk
Subject: Re: Local Plan Site Allocation: Land North of Rudham Stile Lane, Fakenham (F01/B)
Date: 06 March 2025 18:50:10

Evening Chris

Please find below our confirmation of the various points set out in the table in relation to site F01/B.

We are obviously keen to ensure you have all you need, so if there is anything more that you require, please do not hesitate to contact me.

Kind regards

Kirstie

Kirstie Clifton
Director

Define. | Unit 6 | 133-137 Newhall Street | Birmingham | B3 1SF

T: 0121 237 1916 | **M:** 07730 099890
E: kirstie@wearedefine.com | **W:** www.wearedefine.com

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On 6 Mar 2025, at 14:34, Chris Brown <Chris.Brown@north-norfolk.gov.uk> wrote:

Dear Kirstie,

Land North of Rudham Stile Lane, Fakenham (F01/B)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the Further Consultation proposals, in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>A formal planning application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: It is expected that an application for development could be submitted within the next 3-4 years. As such, we consider the Council's trajectory to be robust in that regard.</p>
Developer Engagement (this is in reference to Question F in the MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: No, the landowners are in discussions on the engagement of development partners, but as yet have not been in contact with developers.</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method: On-site mitigation (fallowing of land & SUDs enhancement), Off-site mitigation (purchase of credits).</p> <p>Answer: Yes</p> <p>The College has been working with its advisors to promote the land, including securing advice on the nutrient neutrality mitigation requirement and potential strategies. We supplied this to North Norfolk District Council during the regulation 19 consultation and we have reviewed this with Stantec and can confirm that it is still relevant. Within our review we concluded again that, given the anticipated timescale, it is not unusual to take a watching brief over the various</p>

	<p>opportunities for nutrient mitigation rather than fixing a specific option. We do expect to reduce the mitigation budget through some fallowing of land and through on site solutions such as SUDS enhancement, however, it is likely that we will look to off-site mitigation to make up the difference. We anticipate, as credit schemes are emerging all of the time, that this most likely will be done through a credit mitigation scheme either of our own creation or through a credit provider.</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Delivery Information:

Site F01/B is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	✓
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown

Project Management Support Officer (Planning Policy)

Chris Brown

Project Management Support Officer

+441263 516318



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From: [Gunning, Ciaran @ London](#)
To: [Chris Brown](#)
Cc: [Landsberg, Paul @ London](#)
Subject: RE: Local Plan Site Allocation: Land Adjacent to Petrol Filling Station, Wells Road, Fakenham (F02)
Date: 12 March 2025 15:55:19
Attachments: [image001.png](#)

You don't often get email from ciaran.gunning@cbre.com. [Learn why this is important](#)

Dear Chris,

Thank you for reaching out to my colleague Paul in relation to the site - Land Adjacent to Petrol Filling Station, Wells Road, Fakenham (F02).

Please see our response below in **highlighted text**.

In sum, the site remains available, suitable and deliverable for residential development, as proposed through the draft site allocation F02, and we welcome NNDC's support of this allocation throughout the Local Plan examination process.

As an aside, noting the Council's housing supply situation at the previous Local Plan hearings stage, should the Council require further housing units to fulfil housing target requirements, at this late stage, we would be open to having a conversation about facilitating this on the F02 site.

We hope that the hearings progress well in the coming weeks.

Kind regards,

Ciaran

Ciaran Gunning (He/Him)

Assistant Planner

CBRE | Planning

Henrietta House | London, W1G 0NB

ciaran.gunning@cbre.com | +44 7787 271960 | [LinkedIn](#)

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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>

Sent: 06 March 2025 14:43

To: Landsberg, Paul @ London <Paul.Landsberg@cbre.com>

Subject: Local Plan Site Allocation: Land Adjacent to Petrol Filling Station, Wells Road, Fakenham (F02)

External

Dear Paul,

Land Adjacent to Petrol Filling Station, Wells Road, Fakenham (F02)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer:</p> <p>As confirmed in CBRE's letter to NNDC dated 26/01/2024, which accompanied the previous EiP hearings period, CBRE, on behalf of the landowner, can confirm that the site remains available, suitable and deliverable for residential redevelopment.</p> <p>Once an allocation is secured a planning application would be progressed in quick succession, subject to site disposal.</p> <p>The Council's proposed housing trajectory reads the site will commence in 2028/29. This remains highly attainable and realistic for this site allocation.</p> <p>This proposed programme of delivery would align with the timing of an allocation secured through a new adopted Local Plan, onward disposal of the site, the submission and onward determination of a detailed planning application, discharge of conditions, and subsequent commencement of development.</p>
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Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer:</p> <p>At present there is no developer involved in the promotion of the site.</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method: Off-site mitigation (purchase of credits), Off-site mitigation (other) - On-site mitigation Off-site mitigation within same landownership</p> <p>Answer:</p> <p>Yes.</p> <p>As evidenced in the previous EiP hearings it is considered common ground between parties that due to the smaller scale of this allocation that any development will likely be reliant on third-part Nutrient Neutrality credits and off-site mitigation.</p>

Delivery Information:

Site F02 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	✓
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	

2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown

Project Management Support Officer
[+441263 516318](tel:+441263516318)



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From: [Colin Danks](#)
To: [Chris Brown](#)
Cc: npollock@duchyofcornwall.org
Subject: RE: Local Plan Site Allocation: Land at Junction of A148 and B1146, Fakenham (F03)
Date: 17 March 2025 17:04:55
Attachments: [image002.jpg](#)
[image003.png](#)

Hi Chris,

Nick has confirmed the following and I hope this is sufficient for your needs. If you require anything further, please do let me know.

Application Status	<p>An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: The landowner is waiting for confirmation that the site is allocated in an adopted plan to give the certainty to invest in the cost of making a planning application. Providing the plan is adopted in a timely manner, then the timetable set out in the delivery statement previously submitted could be adhered to.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: The landowner has delivered several large-scale schemes as master developer working with a range of organisations that build residential dwellings. At this stage a residential development partner has not been selected.</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method: On-site mitigation (BioDisc & SUDs) Off-site mitigation within same landownership Off-site mitigation (purchase of credits) Off-site mitigation (other)</p> <p>Answer:</p> <p>Note: The site promoter details a range of possible</p>

	options for mitigation, in particular an on-site mitigation example utilised at Foldhill Lane, Martock (South Somerset). Please see pages 4-5 of document EH013 (j) Inspector's actions raised in examination hearings, and Council's response (Matter 7): Appendix 2 for further details.
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Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	✓
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

Kind regards

Colin

COLIN DANKS MRTPI
Director

T: +447891 817035

E: colin@copperfieldltd.co.uk

W: www.copperfieldltd.co.uk

A: Suite 2, Leigh Court Business Centre, Pill Road, Abbots Leigh, Bristol, BS8 3RA



From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 17 March 2025 16:25
To: Colin Danks <colin@copperfieldltd.co.uk>
Cc: npollock@duchyofcornwall.org
Subject: RE: Local Plan Site Allocation: Land at Junction of A148 and B1146, Fakenham (F03)

Hi Colin,

I'm just reaching out to see if you are able to respond to my previous email (below), which will be extremely helpful to the ongoing examination and assist with the general status and expectations around delivery that we can provide to the inspector.

It is quite urgent so I would greatly appreciate your time in providing a response.

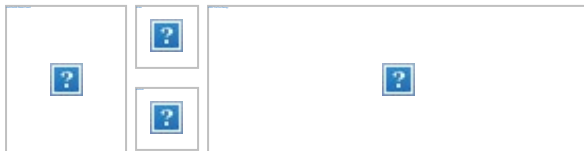
Kind Regards

Chris

Chris Brown

Project Management Support Officer

+441263 516318



From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 06 March 2025 15:01
To: colin@copperfieldltd.co.uk
Cc: npollock@duchyofcornwall.org
Subject: Local Plan Site Allocation: Land at Junction of A148 and B1146, Fakenham (F03)

Dear Colin,

Land at Junction of A148 and B1146, Fakenham (F03)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer:</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer:</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method: On-site mitigation (BioDisc & SUDs) Off-site mitigation within same landownership Off-site mitigation (purchase of credits) Off-site mitigation (other)</p> <p>Answer:</p> <p>Note: The site promoter details a range of possible options for mitigation, in particular an on-site mitigation example utilised at Foldhill Lane, Martock (South Somerset). Please see pages 4-5 of</p>

	document EH013 (j) Inspector's actions raised in examination hearings, and Council's response (Matter 7): Appendix 2 for further details.
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Delivery Information:

Site F03 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	✓
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer

From: tcd@spacemad.com
To: [Chris Brown](#)
Subject: RE: Local Plan Site Allocation: Land South of Barons Close, Fakenham (F10)
Date: 10 March 2025 13:05:30
Attachments: [image001.png](#)

Dear Chris, Yes this is a reflection of our position.

Regards

Tim C Duffy *M.S.I.A.D*

+44 (0)7860 717919

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From: Chris Brown [<mailto:Chris.Brown@north-norfolk.gov.uk>]
Sent: 10 March 2025 12:56
To: tcd@spacemad.com
Subject: FW: Local Plan Site Allocation: Land South of Barons Close, Fakenham (F10)

Hi Tim,

Just to confirm further to our telephone conversation around the timescales for submitting an application, that the below represents the current position.

If you could simply confirm by reply 'yes', that would be appreciated.

Best wishes

Chris Brown

Project Management Support Officer
[+441263 516318](tel:+441263516318)





Dear Tim,

Land South of Barons Close, Fakenham (F10)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: An application is currently in preparation with a view to submitting Q2/Q3 2025.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Please confirm that the following developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details:</p> <p>Answer: Inside Land Group (ILG), Flagship Housing likely to take on future ownership/management.</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be</p>

	<p>provided:</p> <p>Mitigation Method(s):</p> <ol style="list-style-type: none"> 1. On-site mitigation (Land reversion from livestock farming from the site). TBC 2. Off-site mitigation within same landownership - Consideration of further 4 hectare could be available for land reversion. 3. Off-site mitigation (purchase of credits) - Consideration of 8 – 11 credits purchased should land reversion becomes more long term in finalising agreements. 4. Off-site mitigation (other) - Current negotiations and consideration for septic tank upgrades by from developer. <p>Answer: Yes</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Delivery Information:

Site F10 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	✓
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	

2040 +

We appreciate your assistance in confirming the information above
information remains accurate in order to assist with the forthcoming hearings
and to help us to secure your allocation.

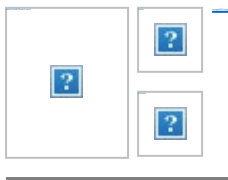
We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown

Project Management Support Officer
[+441263 516318](tel:+441263516318)



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From: [Helen Morris](#)
To: [Chris Brown](#)
Subject: Re: Local Plan Site Allocation: Land North of Valley Lane, Holt (H17)
Date: 14 March 2025 08:51:48
Attachments: [image001.png](#)
[RCAADividerImage_74388b6c-25cb-48d8-a092-5c66412442a6.idq](#)
[RCALogo_d88a2d6c-5cd3-4135-8b7e-537cd3fe183c.png](#)
[TwitterLogo_bf656c65-3605-46e4-a357-1c44e84fe59d.png](#)
[LinkedInLogo_5fca0b52-4ad9-466a-88d0-173fd08fafe2.png](#)
[NeighbourhoodBlueprintLogo_e2759b46-a314-4fca-ab11-ac9d7def392c.png](#)
[ThinkEnvironment_d65563a8-f72d-4f72-b3b1-313722ae4a17.png](#)

Good morning Chris

Apologies for the delay in responding, I've been out of the office.

I can confirm the developer(s) involved with the site are now: Derek Foreman Housebuilders Ltd and Bayfield Homes.

Subject to planning permission being granted for the current application, they are still aiming for commencement in 2025/26.

Kind regards

Helen

Helen Morris BSc (Hons), DipTp, MRTPI
Director (East of England)
M: 07508 065822
helenmorris@rcaregeneration.co.uk



RCA Regeneration Limited
T: 01553 341881
Unit 6 De Salis Court, Hampton Lovett Industrial Estate, Droitwich Spa, Worcestershire, WR9 0QE
<http://www.rcaregeneration.co.uk/>



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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 06 March 2025 15:14
To: helenmorris@rcaregeneration.co.uk
Subject: Local Plan Site Allocation: Land North of Valley Lane, Holt (H17)

Dear Helen,

Land North of Valley Lane, Holt (H17)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	A formal planning application is currently pending determination: Answer: PF/24/2530, submitted 02/12/2024.
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	Please confirm that the following developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details: Answer: Derek Foreman Housebuilders Ltd & Bayfield Homes

Delivery Information:

Site H17 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	✓
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
[+441263 516318](tel:+441263516318)



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From: [Jamieson Bird](#)
To: [Chris Brown](#)
Cc: [Helen Morris](#); [Robert Csondor](#); [Ken Dickinson](#); [Derek Foreman](#)
Subject: FW: RE: Local Plan Site Allocation: Land North of Valley Lane, Holt (H17)
Date: 14 March 2025 10:46:10
Attachments: [image001.png](#)
[image003.jpg](#)
[image004.png](#)
[image001.png](#)
[image002.png](#)

You don't often get email from jbird@bayfieldhomes.co.uk. [Learn why this is important](#)

Chris

Your email to Helen has been forwarded to me as one of the Developers engaged in this project alongside Derek Foreman. You will see from the email string below that Ken Dickinson has forwarded the email to me as Helen Morris is currently away. I have copied in a colleague of hers as this exchange would typically have been forwarded to me in her absence.

I have also copied in Derek Foreman Housebuilders for transparency.

Bayfield Homes are engaged with Derek Foreman in this project so the only alteration that needs to be made is the inclusion of Bayfield Homes alongside Derek Foreman Housebuilders.

Otherwise this is correct.

Hope this help, if you have any further queries please come back to me but I will be at a funeral this pm.

Regards

Jamieson Bird
Managing Director

signature_2583215521



The North Barn, Stody Hall Barns, Stody, Melton Constable, Norfolk, NR24 2ED
[///search.lifeguard.shuts](http://search.lifeguard.shuts)

Tel: 01263 805805 | **Mobile:** 07909 777203

Email: jbird@bayfieldhomes.co.uk | **Website:** bayfieldhomes.co.uk



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From: Ken Dickinson <ksdickinson@talk21.com>

Date: Friday, 14 March 2025 at 09:51

To: Jamieson Bird <jbird@bayfieldhomes.co.uk>

Cc: derek.foreman@hotmail.com <derek.foreman@hotmail.com>

Subject: Fwd: RE: Local Plan Site Allocation: Land North of Valley Lane, Holt (H17)

Jamie,

As discussed, please cc me in on your actions.

Regards,

Ken

----- Original Message -----

From: Chris.Brown@north-norfolk.gov.uk

To: helenmorris@rcaregeneration.co.uk Cc: ksdickinson@talk21.com

Sent: Thursday, March 13th 2025, 17:24

Subject: RE: Local Plan Site Allocation: Land North of Valley Lane, Holt (H17)

Dear Helen,

Just a quick follow up to see if you received my email request.

Would greatly appreciate your reply at the earliest opportunity.

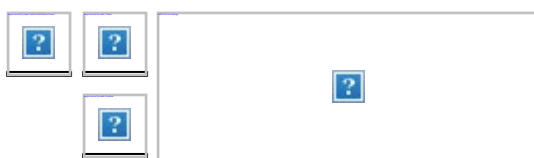
Best wishes

Chris

Chris Brown

Project Management Support Officer

+441263 516318



From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>

Sent: 06 March 2025 15:14

To: helenmorris@rcaregeneration.co.uk

Subject: Local Plan Site Allocation: Land North of Valley Lane, Holt (H17)

Dear Helen,

Land North of Valley Lane, Holt (H17)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	A formal planning application is currently pending determination: Answer: PF/24/2530, submitted 02/12/2024.
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	Please confirm that the following developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details: Answer: Derek Foreman Housebuilders Ltd

Delivery Information:

Site H17 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	✓
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
+441263 516318

From: [David Fletcher](#)
To: [Chris Brown](#)
Cc: alastairandjulie@btinternet.com; [Iain Halls](#)
Subject: Re: Local Plan Site Allocation: Land at Heath Farm, Holt (H20/1)
Date: 14 March 2025 13:25:03
Attachments: [image040344.png](#)

Dear Chris,

Thank you for your email. I have put our answers in red below on the below table:

If I could also just ask that you update the agent details for this site with my new details (telephone number is below). My new address is as follows:

Ceres Property
 11-12 Council Offices
 London Road
 Saffron Walden
 CB11 4ER

Kind Regards

David

Application Status	<p>An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: The intention is to commence work on a planning application following the Adoption of a Local Plan.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: At this stage a preferred developer has not been selected. The landowner of the site has previously worked successfully with a developer on the implementation of HO9 allocation at Heath Farm, which has largely been built out. Discussions have been held with developers who have confirmed an interest in taking this site forward. We intend to select a preferred developer following the adoption of the Local Plan.</p>

Delivery Information:

Site H20/1 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	

2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

David Fletcher

Partner

07826949603

From: Chris Brown

Sent: Friday, March 14, 2025 07:56

To: David Fletcher

Cc: alastairandjulie@btinternet.com; Iain Halls

Subject: Local Plan Site Allocation: Land at Heath Farm, Holt (H20/1)

Dear David,

Land at Heath Farm, Holt (H20/1)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by or before Friday 21st March at the latest.

Application Status	An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application: Answer:
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	Is there a developer(s) involved with the site allocation? If there is, please specify who: Answer:

Delivery Information:

Site H20/1 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	✓
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

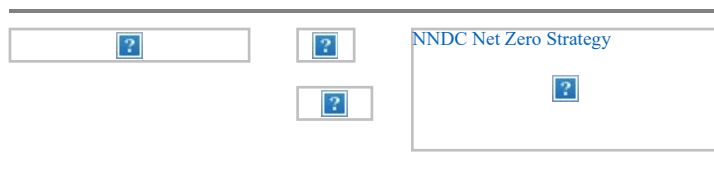
We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 21st March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
+441263 516318



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From: [Julian Wells](#)
To: [Chris Brown](#)
Cc: ian.hill@bidwells.co.uk
Subject: RE: Local Plan Site Allocation: Land East of Tunstead Road (HV01/C) & Land at Stalham Road (HV06/A), Hoveton
Date: 10 March 2025 11:51:58
Attachments: [~WRD0000.jpg](#)
[image001.jpg](#)
[image002.png](#)

Chris,

Please see my comments in red below.

Thanks

Julian

Julian Wells

Office 01603 295052 / Mobile 07733 261502

Director

julian@fw-properties.com



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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>

Sent: 07 March 2025 11:26

To: Julian Wells <julian@fw-properties.com>

Cc: ian.hill@bidwells.co.uk

Subject: Local Plan Site Allocation: Land East of Tunstead Road (HV01/C) & Land at Stalham Road (HV06/A), Hoveton

Dear Julian,

Land East of Tunstead Road (HV01/C) & Land at Stalham Road (HV06/A), Hoveton

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the

delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>This site has been subject to pre-application advice:</p> <p>Answer: No, however a pre-app request was received 20/02/2025 and is pending consideration.</p>
	<p>A formal planning application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: The detailed planning application for Sites HV01/C and HV06/A will be submitted later in 2025 once the land has been allocated.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Please confirm Yes/No that the following developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details:</p> <p>FW Properties who are fully engaged for the development of both sites.</p> <p>Answer: Yes</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method: Off-site mitigation (purchase of credits)</p> <p>On-site mitigation Off-site mitigation within same landownership Off-site mitigation (other)</p> <p>Answer: Yes</p>

Delivery Information:

Site HV01/C & HV06/A is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows – **this is correct**

Year	Commencement

2024/25	
2025/26	
2026/27	
2027/28	
2028/29	✓
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown

Project Management Support Officer
[+441263 516318](tel:+441263516318)



From: [David Jones](#)
To: [Chris Brown](#)
Cc: [Geoff Armstrong](#)
Subject: RE: Local Plan Site Allocation: Land South Of School Road, Ludham (LUD01/C)
Date: 14 March 2025 09:46:36
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)

Dear Chris,

Thank you for your email and apologies for the slow response.

Please see comments in red below

Best regards

David

David Jones (david.jones@arplanning.co.uk)

Principal Planner

Direct: 01234 867134

Mob: 07803 501209

Tel: 01234 867135

Description: ARP Logo



The Exchange | Colworth Science Park | Sharnbrook | Bedfordshire MK44 1LZ
t 01234 867135 | e info@arplanning.co.uk | w www.arplanning.co.uk

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Registered Address: The Exchange, Colworth Science Park, Sharnbrook, Bedford, MK44 1LQ

From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 07 March 2025 11:42
To: David Jones <David.Jones@arplanning.co.uk>
Cc: Geoff Armstrong <Geoff.Armstrong@arplanning.co.uk>
Subject: Local Plan Site Allocation: Land South Of School Road, Ludham (LUD01/C)

Dear David,

Land South Of School Road, Ludham (LUD01/C)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>This site has been subject to pre-application advice:</p> <p>Answer: DE21/22/1688 (40 dwellings), submitted 8th July 2022, advice given 19/07/2023.</p>
	<p>Answer: The site has planning permission on part of the site: PF/19/0991 (12 dwellings), approved 10/02/2021 and subsequently varied by RV/23/1631. This area has been sold to a housebuilder and has commenced development.</p> <p>An application has not yet been submitted for the remainder of the proposed allocation area. Please provide details of the expected timeframe for submitting a further application:</p> <p>Answer: We would expect the site to be sold to a housebuilder within 6 months of adoption and for a planning application to be submitted within a further 6 months. This gives a conservative estimate of 1 year from adoption.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: The part of the site with planning permission has been sold to a housebuilder</p>

	(Charles Bracey / Pightle Homes). It is proposed that the remainder of the proposed allocation would be sold to a housebuilder following the adoption of the Local Plan. Initial discussions with interested parties has confirmed that there is strong demand.
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Delivery Information:

Site LUD01/C is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	✓
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

Assuming adoption of the Local Plan in Mid-2025, commencement within 2026/27 remains accurate.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

From: [Richard Shuldham](#)
To: [Chris Brown](#)
Subject: RE: Local Plan Site Allocation: Land Off Cromer Road & Church Lane, Mundesley (MUN03/A)
Date: 12 March 2025 17:31:05
Attachments: [image010.png](#)
[image014.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hi Chris,

Responses below.

Kind regards,
Richard

Richard Shuldham MRICS
Associate Director
Development



Savills, Lawrence House, 5 St Andrews Hill, Norwich, NR2 1AD

Tel: +441603229231
Mobile: +447870999463
Email: richard.shuldham@savills.com
Website: savills.co.uk



From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 07 March 2025 11:54
To: Richard Shuldham <richard.shuldham@savills.com>
Subject: Local Plan Site Allocation: Land Off Cromer Road & Church Lane, Mundesley (MUN03/A)



Dear Richard,

Land Off Cromer Road & Church Lane, Mundesley (MUN03/A)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council

supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>This site is subject to an active request for pre-application advice:</p> <p>Answer: DE21/24/0658 (36 dwellings + 1 x self build plot), received 26/03/2024, advice pending.</p>
	<p>An application is currently pending determination on part of the proposed site allocation area (formerly consulted on at Reg 19 stage as MUN03/B):</p> <p>Answer: PF/24/2483 (36 dwellings + 1 x self build plot), received 26/11/2024.</p> <p>Please provide details of the expected timeframe for submitting an application on the remaining area of the allocation (MUN03/A):</p> <p>Answer: Subject to the progress of the existing allocation for which an application has been submitted we would anticipate an application being within 1 to 2 years.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: We have engaged a developer on part of the site and are in discussions on the strategy for the remaining area.</p>

Delivery Information:

Site MUN03/A is expected to (approximately) commence delivery of housing on-site as set

out in the Council’s trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	✓
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
[+441263 516318](tel:+441263516318)



From: [Simon Atha](#)
To: [Chris Brown](#)
Subject: RE: Local Plan Site Allocations: Land at End of Mundesley Road, North Walsham (NW16)
Date: 27 March 2025 10:00:17
Attachments: [~WRD2041.jpg](#)
[image001.png](#)
[image002.png](#)
[image394676.jpg](#)
[image524393.png](#)
[image392818.png](#)

Hi Chris

Thanks for this. Please see my answers below in red.

Trust this assists.

Kind regards

Simon

Simon Atha

Director

T 01509 278 668
 M 07801995475
 L [linkedin.com/boyer](https://www.linkedin.com/company/boyerplanning)
 W boyerplanning.co.uk
 A 1a Cedars Office Park, Butt Lane, Normanton, Loughborough, LE12 5EE



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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 27 March 2025 09:36
To: Simon Atha <simonatha@boyerplanning.co.uk>
Subject: Local Plan Site Allocations: Land at End of Mundesley Road, North Walsham (NW16)
Importance: High

CAUTION: This email originated from outside of the organisation - please exercise care with links and attachments

Dear Simon,

Land at End of Mundesley Road, North Walsham (NW16)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing

sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Please could we request a response by Friday 28th March.

Application Status	<p>This site has been subject to pre-application advice:</p> <p>Answer: DE21/24/1858 (330 dwellings, access, landscape and associated infrastructure), received 11/09/2024. Positive pre-application advice given 11/12/2024.</p> <p>An application is currently pending:</p> <p>Answer: PO/24/2717 (330 dwellings + up to 60 units elderly care, access, landscaping and associated infrastructure) received 24/12/2024 and is currently pending consideration.</p> <p>No adverse technical constraints have been identified by the applicant's supporting technical reports that would prevent outline planning permission from being granted. Further technical work is being undertaken to address statutory consultee comments in relation to Highways and Ecology.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: Richborough, who are one of the country's largest land promoters, have a promotional agreement in place with the landowner to secure outline planning permission and to bring the site forward for development. Richborough have been promoting this site through the Local Plan process since 2017.</p> <p>Since the proposed draft allocation of the site, Richborough have undertaken soft marketing with volume and regional housebuilders to ascertain market interest. Positive interest has been received from housebuilders to purchase the site once outline planning permission has been granted. A reserved matters application would be submitted by the housebuilder/purchaser of the site following the grant of outline planning permission with units anticipated to start to be delivered from the site in the 2026/27 monitoring year.</p>

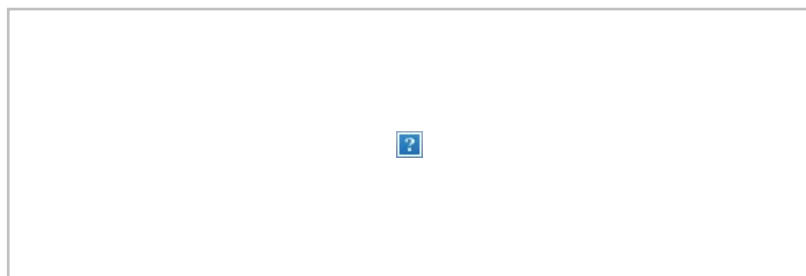
Delivery Information:

Site NW16 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	✓
2027/28	

2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

Our trajectory from our reps submitted is as follows:



We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by 28th March.

Kind Regards

Chris Brown

Project Management Support Officer
+441263 516318



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properly authorised officer of the Council.

From: [michaelpert](#)
To: [Chris Brown](#)
Subject: Re: Local Plan Site Allocation: Land Adjoining Seaview Crescent, Sheringham (SH04)
Date: 11 March 2025 10:02:50
Attachments: [image161668.png](#)

Dear Christopher,

Thank you for your email. Yes the information you hold for this land adjoining Seaview Crescent, Sheringham, is still correct with the one exception that I think a formal Planning Application will be lodged with NNDC either later this year or early next year. I hope this helps and gives you the information you require.

Regards.

Michael Pert

----- Original Message -----

From: Chris.Brown@north-norfolk.gov.uk
To: michaelpert@btinternet.com
Sent: Friday, March 7th 2025, 15:16
Subject: Local Plan Site Allocation: Land Adjoining Seaview Crescent, Sheringham (SH04)

Dear Michael,

Land Adjoining Seaview Crescent, Sheringham (SH04

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council’s evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application: Answer: Planning Application expected to be submitted Q4 2025 or Q1 2026.
Developer Engagement	Please confirm that the following

(this is in reference to Question F in the Inspector's MIQs)	<p>developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details:</p> <p>Answer: Peart & Barrell (Builders) Limited</p>
-------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Delivery Information:

Site SH04 is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	✓
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown

From: [Henry Cockerton](#)
To: [Chris Brown](#)
Subject: RE: [EXTERNAL] Local Plan Site Allocation: Land South of Butts Lane, Sheringham (SH18/1B)
Date: 18 March 2025 12:17:30
Attachments: [~WRD0001.jpg](#)
[image001.png](#)
[image547891.jpg](#)

See below.

We will move as quickly as we can to bring this site and perhaps slightly more land forward as soon as possible.

Let me know if you require any further information.

Regards

Henry Cockerton, BSc (Hons) MRICS
Partner



For full details of all our services, please visit our [Website](#)

For and on behalf of Brown & Co - Property & Business Consultants LLP

T 01263 711167 | **M** 075900 41344

Holt Office, 1A Market Place, Holt, Norfolk, NR25 6BE, United Kingdom

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From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 17 March 2025 17:44
To: Henry Cockerton <Henry.Cockerton@Brown-co.com>
Subject: [EXTERNAL] Local Plan Site Allocation: Land South of Butts Lane, Sheringham (SH18/1B)

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Henry,

Land South of Butts Lane, Sheringham (SH18/1B)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early

April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability, please can you re-confirm the information provided by you (or, where applicable, by us) previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Application Status	<p>A formal planning application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: Work with our planning consultants is underway and we hope to submit an application as soon as possible.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: We have not yet agreed terms with a developer however we are very experienced in the land market and have been approached by a number of developers who would like to take this site forward. We will engage with a developer as soon as we are ready to proceed.</p>

Delivery Information:

Site SH18/1B is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	✓
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	

2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response as soon as is possible.

Kind Regards

Chris Brown

Project Management Support Officer

+441263 516318



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Think before you ink - do you really need to print this?

From: [Rory Baker](#)
To: [Chris Brown](#)
Subject: RE: Local Plan Site Allocation: Land at Brumstead Road, Stalham (ST04/A)
Date: 17 March 2025 10:52:07
Attachments: [~WRD0000.jpg](#)
[image001.png](#)
[image002.png](#)

Dear Chris,

My sincere apologies for not getting this over to you Friday.

Please see below. It is highly likely that the site will be sold to a housebuilder / promoter but for now I have kept this high level. Happy to amend as the Council sees necessary to strengthen the delivery position as much as possible.

Kind regards,
Rory

Rory Baker
Associate Partner
07442 404615
rory.baker@ceresproperty.co.uk
ceresproperty.co.uk



Ceres Property, Unit 1 Whitbread's Business Centre, Whitbread's Farm Lane, Little Waltham, Chelmsford, CM3 3FE
Company Number: OC437363

From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 07 March 2025 15:21
To: Rory Baker <Rory.Baker@ceresproperty.co.uk>
Subject: Local Plan Site Allocation: Land at Brumstead Road, Stalham (ST04/A)

Dear Rory,

Land at Brumstead Road, Stalham (ST04/A)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>A formal planning application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: It is expected that a planning application will be submitted within 6 months of the adoption of the Local Plan.</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: Currently there is no developer involved in the site and is being promoted solely by the Landowner. However, the Landowner will be exploring all options to bring the site forward for development, including bringing on board a site promoter and / or developer.</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method:</p> <ul style="list-style-type: none"> ● On-site mitigation - SuDS / Wetlands. No dialogue with NE has yet taken place. ● Off-site mitigation (purchase of credits) - Purchasing of off-site credits. No dialogue with NE has yet taken place. ● Off-site mitigation (other) - Cessation of agricultural activities and / or permanent change of land use. No dialogue with NE has yet taken place. ● Off-site mitigation within same landownership

	Answer: Yes
--	-------------

Delivery Information:

Site ST04/A is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

Year	Commencement
2024/25	
2025/26	
2026/27	✓
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown
Project Management Support Officer
[+441263 516318](tel:+441263516318)

From: [Iain Hill](#)
To: [Chris Brown](#)
Subject: RE: Local Plan Site Allocation: Land Adjacent Ingham Road, Stalham (ST19/B)
Date: 17 March 2025 20:56:09
Attachments: [image001.png](#)

Chris

Completed table below; very minor comments.

We provided separate comments on NN mitigation last week.

If you need any further information please let me know.

Regards

Iain



Iain Hill
Partner, Planning

Kingfisher House, 1 Gilders Way, Norwich, Norfolk. NR3 1UB
DD: 01603 229409 | M: 07966 202925 | bidwells.co.uk



From: Chris Brown <Chris.Brown@north-norfolk.gov.uk>
Sent: 07 March 2025 15:59
To: Iain Hill <iain.hill@bidwells.co.uk>
Cc: benwrightprivate@gmail.com; Jake Lambert <jake.lambert@bidwells.co.uk>
Subject: Local Plan Site Allocation: Land Adjacent Ingham Road, Stalham (ST19/B)

Dear Iain,

Land Adjacent Ingham Road, Stalham (ST19/B)

In preparation for the North Norfolk Local Plan Hearing Sessions due to commence in early April regarding the [Further Consultation proposals](#), in order to assist in the council

supporting your allocation in the local plan and the sites deliverability please can you re-confirm the information provided by you previously remains accurate.

This information will be provided to the Inspector as part of the Council's evidence at the April hearing sessions. It is essential that the information is accurate and as up to date as possible prior to the hearing sessions as the Inspector has made it clear of his intentions to discuss the delivery of all sites in the Local Plan.

Your response must be returned by Friday 14th March at the latest.

Application Status	<p>A formal planning application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: Q2 2025</p>
Developer Engagement (this is in reference to Question F in the Inspector's MIQs)	<p>Please confirm Yes/No that the following developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details:</p> <p>Barratt David Wilson Homes</p> <p>Answer: Yes</p>
Nutrient Neutrality	<p>This site is subject to Nutrient Neutrality mitigation. Please re-confirm by answering Yes/No that the below information is correct regarding how the mitigation is intended to be provided:</p> <p>Mitigation Method:</p> <p>Off-site mitigation (purchase of credits)</p> <p>On-site mitigation</p> <p>Off-site mitigation within same landownership</p> <p>Off-site mitigation (other)</p> <p>Answer: Yes</p>

Delivery Information:

Site ST19/B is expected to (approximately) commence delivery of housing on-site as set out in the Council's trajectory, which is as follows:

--	--

Year	Commencement
2024/25	
2025/26	
2026/27	
2027/28	✓
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040 +	

We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

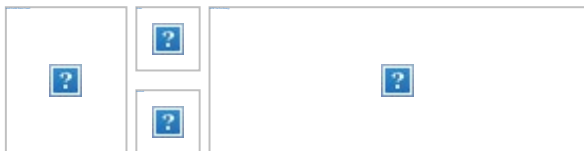
We look forward to receiving your response by or before **Friday 14th March**.

Kind Regards

Chris Brown
Project Management Support Officer (Planning Policy)

Chris Brown

Project Management Support Officer
[+441263 516318](tel:+441263516318)



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North Norfolk District Council

North Norfolk Local Plan Examination

Resumed Hearings Opening Statement

Appendix 3: Position Statements (Historic England & Natural England) at Further Consultation Stage

Published to support the Council's opening statement, to accompany existing published SoCGs, and to inform the resumed examination hearings.

March 2025

**North Norfolk District Council Planning
Policy Team**

01263 516318

planningpolicy@north-norfolk.gov.uk

Planning Policy, North Norfolk District Council,
Holt Road, Cromer, NR27 9EN

www.north-norfolk.gov.uk/localplan

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Braille, audio, large print or in other languages.**

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Position Statement: NNDC & Historic England at Further Consultation Stage	1
Position Statement: NNDC & Natural England at Further Consultation Stage	12

[BLANK PAGE]

From: [Mack, Debbie](#)
To: [Caroline Dodden](#)
Subject: Position Statement
Date: 17 March 2025 14:21:28
Attachments: [image001.png](#)
[image002.jpg](#)

Dear Caroline

Thank you very much for sending through the position statement. We acknowledge receipt.

We understand that there has been insufficient time for you to negotiate a Statement of Common Ground with Historic England. Instead this position statement sets out your responses to our comments on the Further Consultation last year which is helpful.

We welcome the changes you are proposing to the Plan in response to our comments on the Further Consultation.

Although there are some additional points that we would have liked to see included as modifications to the Plan, we will leave that to the Inspector to determine.

Furthermore, the various changes that we sought through our previous representations, SOCG and hearing statements, remain for the consideration of the Inspector. These include our comments in relation policy CC2 (wind energy) as well as in relation to some site allocations to incorporate the findings of the HIAs into policy wording.

We look forward to continuing to work with you to ensure that the policies within the Plan may be made sound. Please get in touch if there is anything you wish to discuss concerning any further possible modifications.

Yours sincerely

Debbie Mack

Mrs Debbie Mack BA MSc MRTPI
Historic Environment Planning Adviser: East Region
Tel: 01223 582775 Mob: 07826 532954

Historic England | Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU
www.historicengland.org.uk

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From: Caroline Dodden <Caroline.Dodden@north-norfolk.gov.uk>

Sent: 12 March 2025 15:38

To: Mack, Debbie <Debbie.Mack@HistoricEngland.org.uk>

Subject: RE: HE response to North Norfolk's draft proposed modification on Wind Energy

-- WARNING: This is an external message. Please use caution when replying, opening attachments or clicking on any links in this e-mail.--

Dear Debbie,

Please find attached Position Statement that I have prepared, based on your comments regarding the content of the Council's Further Consultation. Given that the corresponding proposed modifications have already been submitted and published, the Statement is for your reference.

I would be grateful if you could acknowledge receipt of the Position Statement. Please also let me know if you have any comments.

Kind regards,

Caroline

Caroline Dodden
Senior Planning Officer
[+441263 516310](tel:+441263516310)



Position Statement to Local Plan Further Consultation
North Norfolk District Council (NNDC) & Historic England
March 2025

1. NNDC Further Consultation

- 1.1 This Position Statement relates specifically to the suite of Proposed Changes put forward in the Further Consultation to the North Norfolk Local Plan, that was subject to public consultation between November and December 2024.
- 1.2 The purpose of the Position Statement is to set out the summary details of Historic England's comments and the Council's responses to the Further Consultation proposals. These are set out in the table below and highlight where there is agreement and disagreement, in part or full and the details of any resulting proposed modifications.
- 1.3 This Position Statement should be viewed as a partial update and companion to the Statement of Common Ground (SoCG) signed by NNDC and Historic England, dated November 2023 [EX023].
- 1.4 All of the relevant documents for the Further Consultation can be accessed on the Council's website in the [Local Plan Examination Library](#), including the Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)].

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
<p>PC2: C22/4 Land West of Pine Tree Farm, Cromer (Extended site allocation)</p>	<p>FC238 Whilst there are no designated heritage assets on site, the site surrounds 3 sides of the grade II listed Pine Tree Farmhouse. The enlarged site will intensify the urbanising effect on the setting of the farmhouse.</p> <p>Previous SoCG [EX023] sets out continued concerns. Revised HIA welcomed. The recommendations from the 2023 HIA still apply, where 3 are missing from the policy criteria:</p> <ul style="list-style-type: none"> • Landscape buffer along west ern boundary of the site • Dwellings of 1 or 1.5 storey height on southernmost part of site • Enhance existing tree belt and landscaping close to Pine Tree Farm and adjacent to Norwich Road (A149). <p>Recommend that policy criteria is amended as: 4. Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development on the Norfolk Coast AONB. <u>Building heights should be restricted to one or 1.5 storey height on southern part of site;</u> 8. Retention and enhancement of hedgerows and trees around and within the site, including</p>	<p>Agree in part, to consider modification and amend as necessary. See Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)] January 2025.</p> <p>Part Disagree: Criterion 4: relevant text does not relate to the site-specific policy. The policy is considered sufficient for this issue to be considered in relation to the overall scheme in conjunction with landscape buffering at the time of application. This matter has previously been considered in the SoCG [EX023].</p> <p>Criterion 8: From a Heritage environment perspective, the buffer is considered to not be required on the west. Criterion 15: The site-specific policy does consider the impacts identified in the HIA and does include requirements relating to the provision of landscaping, open space and retention of hedgerows and trees, in addition to the retention and enhancement of existing woodland within the site.</p> <p>These requirements provide a cumulative provision of mitigation against nearby heritage assets, however, the exact master planning of the</p>	<p>Part Agree: Proposed Main Modification FCMM02:</p> <p>Criterion 15: Development should preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping, <u>including the enhancement of the tree belt and landscaping close to the Farmhouse.</u></p>

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>the protection of existing woodland within site <u>and the provision of a landscaped buffer along the southern and western boundaries</u>;</p> <p>15. Development should preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping <u>including enhancement of tree belt and landscaping close to the Farmhouse</u>.</p> <p>The inclusion of this change suggested above would help to ensure that site-specific requirements for development of the site are justified by the findings of the HIA, consistent with national policy and effective in conserving and enhancing the historic environment.</p>	<p>site will be explored and consulted on through the application process.</p>	
PC3: NW16 Land at End of Mundesley Road, North Walsham (New site allocation)	<p>FC230</p> <p>Whilst there are no designated heritage assets within the site boundary, the grade II listed Thatched Cottage lies immediately to the northwest of the site. The grade II* Quaker Meeting house lies to the northwest of the site. Any development of the site therefore has the potential to impact the setting of the grade II listed building.</p> <p>In reviewing the HIA, Historic England has some recommendations from the HIA that are missing from the policy criteria.</p>	<p>Agree in part to consider modification and amend as necessary. See Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)] January 2025.</p> <p>Part Disagree: The HIA undertaken for this site takes into account the presence of the Thatched Cottage which lies approximately 90m away to the northwest. The assessment concluded that the site would have some impact on the significance of this asset.</p>	<p>Part Agree: Proposed Main Modification FCMM05</p> <p>Criterion 3 5: Retention and enhancement of the existing mature hedgerows and trees along the northern and eastern boundary of the site, and strengthening of the tree belt associated with the</p>

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>Policy Modification Recommendations:</p> <p>3. Retention and enhancement of the existing mature hedgerows and trees along the northern and eastern boundary of the site and retention <u>and strengthening of tree belt associated with the former railway embankment</u>;</p> <p>4. Development should be located to the south of the site with careful attention to site layout and design which incorporates significant open space to the north <u>and northwest</u> along with suitable and enhanced landscaping buffer <u>to conserve and enhance the significance of the Thatched Cottage (GII Listed) and Quaker Meeting House (GII* listed)</u>;</p> <p>As currently drafted, the allocation is not consistent with national policy due to impacts on the historic environment and the policy wording is not effective in conserving and enhancing the historic environment. The allocation is therefore, in our view, unsound.</p>	<p>Criterion 2 of the site-specific policy includes a requirement to retain the north-western portion of the site for open space and to retain and enhance the Paston Way County Wildlife Site, both requirements help mitigate the site's impact on this asset.</p> <p>Additionally, Criterion 4 directs the built development away from the northern boundary of the site, providing further mitigation.</p>	<p><u>former railway embankment where appropriate;</u></p>
PC4: HV01/C Land East of Tunstead Road, Hoveton (Extended site allocation)	<p>FC242</p> <p>The grade II* listed Church of St Peter and grade II listed ice house are located to the north east of the site but these are at sufficient distance from the site. The non-registered landscape surrounding the grade II listed Hoveton Hall lies to the north of the site.</p>	<p>Agree in part to consider modification and amend as necessary. See Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)] January 2025.</p> <p>Part Disagree:</p>	<p>Part Agree:</p> <p>Proposed Main Modification FCMM08</p> <p>Criterion 4</p> <p>Provision of a landscaping buffer to the north of the</p>

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>We understand that the HIA has been updated to reflect the newly enlarged site in 2024 which is welcomed. The HIA conclusions have not been included in the policy wording, although we appreciate that some protection for the historic environment is included in criterion 1.</p> <p>Previous SoCG [EX023] set out our continued concerns in relation to the site, as well as the HE Hearing Statement to Matter 5 [EH011(l)]. Where a key mitigation recommendation from the HIA is missing from the policy criteria:</p> <ul style="list-style-type: none"> • Lower density, single storey dwellings on the northern part of the site. <p>It is our view that the impacts, effects and consequent recommendations in the HIA have not been fully taken into account in the policy formulation.</p> <p>We therefore recommend amending policy criterion 1 and 4 as follows:</p> <p>‘1. Delivery of a carefully designed residential development that will integrate into the surrounding character, <u>with lower density, single storey dwellings on the northern part of the site.</u>’</p> <p>4. Provision of a landscaping buffer to the north of the site to soften the boundary between the development and the agricultural land to the north and mitigate potential impacts on</p>	<p>The HIA undertaken in Appendix 2 of the Initial Sites Review Background Paper appropriately identifies the concerns raised and these have been mitigated through requirements within the site-specific policy which includes the provision of a landscape buffer along the northern boundary which provides appropriate mitigation.</p> <p>Other matters identified in the representation have already been addressed through the previous SoCG [EX023] between the Council and Historic England.</p>	<p>site to soften the boundary between the development and the agricultural land to the north and mitigate potential impacts on heritage assets, including the Hoveton Hall Park and Garden, <u>St. Peter's Church and the Ice House;</u></p>

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>heritage assets, including the Hoveton Hall Park and Garden, <u>St Peters Church and the Ice House</u>.</p> <p>The inclusion of this change suggested above would help to ensure that site-specific requirements for development of the site are justified by the findings of the HIA, consistent with national policy and effective in conserving and enhancing the historic environment.</p>		
<p>PC5: HV06/A Land at Stalham Road, Hoveton (Extended site allocation)</p>	<p>FC243</p> <p>There are no designated heritage assets on the site. The grade II* listed Church of St Peter and grade II listed ice house are located to the north of the site but these are at sufficient distance from the site. The non-registered landscape surrounding the grade II listed Hoveton Hall lies to the north of the site.</p> <p>We welcome the preparation of an HIA and consider that its recommendations have not been fully taken into account in the policy formulation. We therefore recommend amending policy criterion 1 as follows:</p> <p>1. Delivery of a carefully designed residential development that will integrate into the surrounding character, <u>with lower density, single storey dwellings on the northern part of the site.</u></p>	<p>Agree in part to consider modification and amend as necessary. See Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)] January 2025.</p> <p>Part Disagree:</p> <p>The HIA undertaken in Appendix 2 of the Initial Sites Review Background Paper appropriately identifies the concerns raised and these have been mitigated through requirements within the site-specific policy which includes the provision of a landscape buffer along the northern boundary which provides appropriate mitigation.</p>	<p>Part Agree:</p> <p>Proposed Main Modification FCMM09</p> <p>Criterion 5:</p> <p>Provision of a landscaping buffer to the north & northwest of the site to soften the boundary between the development and the agricultural land to the north and mitigate potential impacts on the Hoveton Hall Park and Garden, <u>St. Peter's Church and the Ice House;</u></p>

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>We welcome criterion 5 which requires a landscaping buffer to the north of the site and referenced the Hoveton Hall Park and Garden but there is currently no mention of the listed church in the proposed policy wording. The HIA also mentioned landscaping along the western boundary and Stalham Road.</p> <p>As currently drafted, the allocation is not consistent with national policy due to impacts on the historic environment and the policy wording is not effective in conserving and enhancing the historic environment.</p>		<p>6. Provision of landscaping which includes the retention and enhancement of the existing hedgerow fronting Stalham Road where appropriate;</p>
PC8: BLA01/B Land West of Langham Road, Blakeney (New site allocation)	<p>FC244</p> <p>Whilst there are no designated heritage assets on site, there is a scheduled monument two bowl barrows on Blakeney Downs.</p> <p>The findings of the HIA including any recommendations for mitigation/enhancement, should be used to inform revised policy wording. We broadly welcome criteria 3, 6, 7 and 8, though suggest the wording could be improved as follows:</p> <p>7. On-site delivery of multi-functional open space and landscaping together with measures for its on-going maintenance;</p> <p>8. Development should conserve, and where appropriate enhance the significance of the heritage assets bowl barrows scheduled monument to the west of the site and provide</p>	<p>Agree in part to consider modification and amend as necessary. See Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)] January 2025.</p> <p>Part Disagree:</p> <p>The Council disagrees with the proposed amendment to Criterion 7. This is standard wording used across multiple sites, where landscaping requirements are already identified through other site-specific criteria in the policy. Visualisations would be part of any landscape impact assessment and not necessary in relation to the historic environment.</p>	<p>Part Agree:</p> <p>Proposed Main Modification FCMM16</p> <p>Criterion 8:</p> <p>Development should conserve, and where appropriate enhance the significance of bowl barrows scheduled monument heritage assets to the west of the site and provide appropriate mitigation for the impact of development on their setting;</p>

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>appropriate mitigation for the impact of development on their setting. <u>Planning applications to be supported by heritage statement with visualisations;</u></p> <p>As currently drafted, the allocation is not consistent with national policy due to impacts on the historic environment and the policy wording is not effective in conserving and enhancing the historic environment.</p>		
PC9: BRI02/B Land at Astley Primary School, Briston (Extended site allocation)	<p>FC245</p> <p>Whilst there are no designated heritage assets on this site, development of this site (and BRI01) would remove an important gap and separation between the villages of Melton Constable and Briston. Consideration should also be given to the issue of coalescence of settlements.</p> <p>The HIA has been updated and makes a number of helpful policy recommendations. The SoCG [EX023] and HE Hearing Statement also sets out our ongoing concerns, with the amin mitigation measures that are missing being:</p> <ul style="list-style-type: none"> • Respect and reflect the massing and heights of surrounding dwellings and buildings, which are a mixture of single and two storeys • Landscaping to the eastern boundary should be extended and enhanced to create a gap between the settlements • Open space should be located on the eastern boundary to further create a gap between 	<p>Agree in part to consider modification and amend as necessary. See Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)] January 2025.</p> <p>Part Disagree:</p> <p>Criterion 5 and 8 of the site-specific policy both relate to the provision of landscaping and green wildlife links throughout the site and make reference to the retention of existing hedgerows, all of which helps contribute towards ensuring there is a sense of separation within the site.</p> <p>These matters have also been considered previously in the SoCG [EX023] between the Council and Historic England.</p> <p>Providing open space along the eastern boundary to the school will significantly restrict the developable area and the opportunity to create</p>	<p>Part Agree:</p> <p>Proposed Main Modification FCMM19</p> <p>9. Development should conserve, or where appropriate, enhance the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Manor Farmhouse Grade II listed building</p>

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>the settlements</p> <p>It is our view that the impacts, effects and consequent recommendations in the HIA have not been fully taken into account in the policy formulation.</p> <p>We therefore recommend amending policy criterion 8 as follows:</p> <p>8. Retention and enhancement of existing hedgerows and landscaping to all the site boundaries particularly to the east and west. <u>Landscaping and open space along eastern boundary to retain gap between settlements</u>; and,</p> <p>We also recommend a new criterion to read:</p> <ul style="list-style-type: none"> • <u>'Development to respect height and massing of surrounding area.'</u> <p>We note that criterion 9 (the proposed modification PMIN/19.1/02) to reads as follows:</p> <p>'Development should conserve or where appropriate enhance the significance of heritage assets (including any contribution made to the significance by setting) both within the site and the wider area including Manor Farmhouse, a Grade II listed building.'</p> <p>However, this would be more appropriate for policy BRI01 which is closer to the Manor</p>	<p>a well-designed development by moving the site's built form towards the southern boundary, which is more sensitive within the context of the wider landscape. The site abuts the school's playing fields, which already provides a sense of separation.</p>	

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	<p>Farmhouse.</p> <p>As currently drafted, the allocation is not consistent with national policy due to impacts on the historic environment and the policy wording is not effective in conserving and enhancing the historic environment.</p>		
<p>PC11: MUN03/A Land off Cromer Road & Church Lane, Mundesley (Extended site allocation)</p>	<p>FC246</p> <p>Whilst there are no designated heritage assets on this site, the site is adjacent to the Mundesley Conservation Area and opposite the Grade II listed All Saints Church. Any development therefore has the potential to impact upon these heritage assets and their settings.</p> <p>Criterion 1 refers to the Conservation Area and listed building which is welcomed.</p> <p>The HIA has been updated to reflect the new site area and which makes a number of helpful policy recommendations. These recommendations also apply to the extended area.</p> <p>HE welcomes criteria 1, 2 and 3 which capture the recommendations in the HIA.</p>	<p>Comments noted.</p> <p>The site-specific policy appropriately considers the site and the extension's impact on nearby heritage assets and provides the necessary mitigation measures needed to ensure the site's effectiveness.</p>	<p>N/A</p>

From: Clark, Gemma <Gemma.Clark@naturalengland.org.uk>

Sent: 14 March 2025 14:52

To: Iain Withington <iain.withington@north-norfolk.gov.uk>

Subject: RE: NE / NNDC LP EIP position update

Dear Iain

Thank you for providing a summary of our conversation on the 27th February 2025, and for providing further information and reassurance regarding the concerns we expressed in our advice to your authority in our letter dated 19th December 2024 (ref. 493275). We note that your authority has given further consideration to our advice, which you state has been either addressed during the examination held in 2024 or will be addressed in forthcoming modifications to the plan (as detailed in your email below). We look forward to being consulted on the schedule of modifications when they are ready to be released by the inspector.

We appreciate your authority's aim to modify the wording of BLA01/B in the examination material, to ensure that impacts on Wiveton Downs Site of Special Scientific Interest (SSSI) will be assessed and considered at the application stage and that the allocation should provide the onsite delivery of multi-functional open space.

I can reiterate that the Sustainability Appraisal (SA) has been undertaken and meets the requirements of the SA Directive and confirm that Natural England raise no soundness issues with the SA or the conclusions of the Habitat Regulations Assessment (HRA).

All the best

Gemma Clark

Higher Officer, Sustainable Development, Norfolk Coast and Marine Team

Natural England

Dragonfly House

2 Gilders Way

Norwich, Norfolk

NR31UB

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Mon to Fri 9:00 to 15:00

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From: Iain Withington <iain.Withington@north-norfolk.gov.uk>

Sent: 05 March 2025 16:18

To: Clark, Gemma <Gemma.Clark@naturalengland.org.uk>

Subject: NE / NNDC LP EIP position update

Dear Gemma,

Thank you for the opportunity today to discuss Natural England's, NE, representation on the Councils further consultation material. As discussed; in order to aid the Council at the next hearing sessions of the Local Plan and address the Inspectors specific question raised I would welcome your reconfirmation that NE agree with the findings of the HRA and that NE's response to the further consultation should be seen as advice by return to this file note and email.

During our discussions on the 27.2.2025 it was agreed that much of the commentary contained in Natural England's response dated 19th December 2024, (published as FC 581- 594 on the Councils consultation portal) in relation to the Councils further consultation material related to more general areas of plan making outside the HRA and reiterated previous potential impacts that the emerging Plan in North Norfolk should cover and as such constituted advice only. I provided assurance that these areas had already been examined at the earlier hearings and addressed where necessary through modification(s) as directed by discussions and the inspector at the time. It is expected that the Council will conduct a final consultation on the schedule of modifications following the April Hearings.

It was further agreed that NE are not raising any concerns and agree with the HRA findings, but given the final modification had not yet been released by the Inspector NE were seeking further assurances that the plans policies were sufficiently robust enough to enable applicants in the first instance to provide the necessary information upfront and secondly to enable the Council to make prompt decisions at application stage without the input of Natural England

I said I would provide you with further assurances around the content of the plan in this regard

In terms of recreational impacts it is agreed that the Council's adopted GIRAMS provides the strategic solution for in-combination effects and in line with the HRA conclusions NE are satisfied that the necessary policy requirements are included where required to ensure any local impacts will be assessed and mitigated.

In terms of on-site mitigation and any requirements for enhanced green infrastructure it is agreed that Policy C11 and ENV5 as already examined address this matter. Policy C11 Criteria 3 states: *Enhanced Green Infrastructure, EGI, will be provided in accordance with that identified in the Norfolk GIRAMS and any subsequent SPD*. It is also noted that the supporting text goes on to describe EGI is in addition to local open space requirements as set out in policy HC2 and should be proportionate to the scale and standard as outlined in the GIRAMS and be at a scale and quality to be able to divert and deflect visitors from Habitat sites.

Policy ENV5 which covers impacts on internally designated Sites and recreational impacts is also specifically supported by wording in para 6.5.3 that larger proposals of 50 units plus need to provide the additional EGI or contributions towards off site opportunities eg the development of strategic opportunity areas as outlined in the GIRAMS and or any subsequent updates/ SPD. This is all in line with GIRAMS strategy now put in place across the wider Norfolk Area.

The plan through policy HC2 also evokes the required use of the Council open space standards that are based on a qualitative and quantitative assessment as set out in section 5.2 of the submitted plan (as modified)

In terms of the SA compliance the reiteration that the SA undertaken meets the requirements of the SA directive is welcomed. The comments in relation to policy SS1 are noted and on review it is considered that the current scoring remains appropriate. The SA Objective 1 (SA1) scoring of neutral covers a number of matters within it, including the protection of the most valuable agricultural land. In particular, the objective takes account of the fact that the vast majority of the growth (approximately 90%) is identified in the top

three tiers of the settlement hierarchy. As such, development is directed to the most appropriate land, minimising the loss of undeveloped land and keeping sites close to existing settlement boundaries. The scoring, nevertheless, acknowledges the limited brownfield sites across the district.

In relation to the site-specific issues raised in relation to BLA01/B, although outside the scope of the HRA a modification to the proposed site policy has been proposed as part of the submitted examination material to ensure any potential impacts on the Wiveton Downs SSSI would be assessed and considered at application stage. The site policy also requires appropriate contributions to the wider GIRAMS and the onsite delivery of multi-functional open space both of which align with the findings of the HRA addendum. In relation to the wording described within the Addendum Sites Review Background Paper as to the site being 'not considered suitable for development' is unfortunate and has been taken inadvertently from the original Blakeney Site Assessment Paper, which has not been updated and as such is out of context and alignment. At the time the site was not required to meet the housing requirements of the emerging Local Plan, and the Council chose to endorse an alternative site BLA01/A. Both sites are considered suitable and deliverable.

Growth in Great Ryburgh is already directed by a the Ryburgh Neighbourhood Plan Policy 3. The plan itself was subject to HRA, and the Policy 3 defines the appropriate settlement boundary and includes the requirements for information to support a project level Habitats Regulation assessment at the time of any applications.

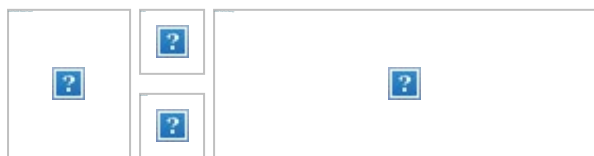
Many thanks

Iain

Iain Withington

Acting Planning Policy Manager

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North Norfolk District Council

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North Norfolk District Council

North Norfolk Local Plan Examination

Resumed Hearings Opening Statement

Appendix 4: North Norfolk Housing Delivery Test 2023 MHCLG Recalculation Letter

Details MHCLG's revised Housing Delivery Test (2023) position following challenge by North Norfolk District Council.

March 2025

**North Norfolk District Council Planning
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**All documents can be made available in
Braille, audio, large print or in other languages**





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Ian Withington
Acting Planning Policy Manager
North Norfolk District Council
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26th March 2025

Letter from MHCLG regarding recalculation of your 2023 Housing Delivery Test score

Dear Ian,

You previously contacted us regarding the use of census-adjusted net additions figures in the 2023 Housing Delivery Test (HDT). In your correspondence to us, you said that the census-adjusted net additions figure for the 2020/21 year does not reflect the on-the-ground delivery in North Norfolk District Council, and that the use of this figure has affected your HDT consequence.

Following discussions with the ONS, it has been brought to our attention that methodological changes to the way certain types of accommodation are counted, made between the 2011 and 2021 census, may have resulted in changes to total stock counts in your area.

While we continue to rely on the census dwelling count as the baseline for the net additional dwelling statistics, as it is one of the most reliable National Statistics produced and subject to intensive validation processes/address matching, we understand that use of the adjusted figure for the 2020/21 measurement year has resulted in a different HDT consequence in your area than would have been the case compared to if the non-adjusted figures were used. After investigations of the data, we believe that in this specific instance the adjusted figures are not appropriate to use in the HDT.

We are therefore able to recalculate your 2023 HDT score using non-adjusted net additions figures.

We have produced a revised score using the non-census-adjusted net additions figures for the 2020/21 measurement year.

We are therefore able to confirm that North Norfolk's revised 2023 HDT measurement is as follows:

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023 measurement	Housing Delivery Test: 2023 consequence
2020 -21	2021 -22	2022 -23	1460	2020 -21	2021 -22	2022 -23	1274	87%	Action plan
367	531	562		469	456	348			

For the avoidance of doubt, this letter supersedes the measurement for your local authority area which was published on 12 December 2024. To provide clarity, you should publish this on your website.

The revised Housing Delivery Test measurement for North Norfolk takes effect upon receipt of this letter, as will any consequences that apply as a result of the measurement.

The consequence shown above will remain in place until the next publication of the Housing Delivery Test measurement.

Kind regards,

Planning Policy Team

Ministry of Housing, Communities and Local Government