



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**

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**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 9<sup>th</sup> April, then please let me know.

Best regards,

Will



**William Page**  
**Planner**

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**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 06 March 2025 13:46  
**To:** Rob Snowling <[r.snowling@pigeon.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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><b>No change</b></p>
<b>Developer Engagement (this is in reference to Question F in the MIQs)</b>	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: <b>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).</b></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 14<sup>th</sup> 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: [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](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	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
<b>Developer Engagement (this is in reference to Question F in the MIQs)</b>	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 14<sup>th</sup> March**.

Kind Regards

Chris Brown  
Project Management Support Officer (Planning Policy)

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

14<sup>th</sup> 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 6<sup>th</sup> March to Jim Henman requesting a response by the 14<sup>th</sup> 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](mailto: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](mailto:Chris.Brown@north-norfolk.gov.uk)>

**Sent:** 06 March 2025 14:05

**To:** [peter@seven22.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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: <a href="#">In the next 5 weeks – subject to consultant information being produced</a></p>
<b>Developer Engagement (this is in reference to Question F in the MIQs)</b>	<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 - <a href="#">Correct</a></p>
<b>Nutrient Neutrality</b>	<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. - <a href="#">Correct</a></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 14<sup>th</sup> 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 9<sup>th</sup> 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 9<sup>th</sup> April, then please let me know.

Best regards,

Rob



**Rob Snowling**  
**Director - Planning**

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**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 06 March 2025 14:12  
**To:** Rob Snowling <[r.snowling@pigeon.co.uk](mailto:r.snowling@pigeon.co.uk)>  
**Cc:** William Page <[w.page@pigeon.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	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). <b>No change</b>
<b>Developer Engagement (this is in reference to</b>	Is there a developer(s) involved with the site allocation? If there is, please

<b>Question F in the MIQs)</b>	<p>specify who:</p> <p><b>Answer:</b> 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>
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#### 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 14<sup>th</sup> March**.

Kind Regards

**Chris Brown**

Project Management Support Officer

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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](http://bidwells.co.uk)



---

**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 07 March 2025 11:10  
**To:** Iain Hill <[iain.hill@bidwells.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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: <b>Application due to be submitted March 2025.</b></p>
<b>Developer Engagement (this is in reference to Question F in the MIQs)</b>	<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: <b>Yes</b></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 +	

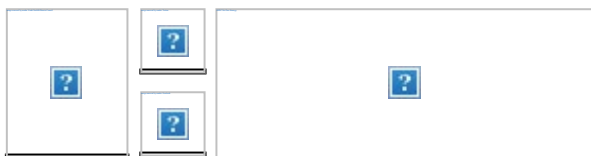
We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

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

Kind Regards

Chris Brown  
Project Management Support Officer (Planning Policy)

**Chris Brown**  
Project Management Support Officer  
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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](mailto:lf@corylus-ltd.co.uk) w [www.corylus-ltd.co.uk](http://www.corylus-ltd.co.uk) sm [Instagram](#) / [LinkedIn](#)

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

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Advance notice of Annual Leave Mon 7<sup>th</sup> – Fri 11<sup>th</sup> April



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**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 07 March 2025 11:13  
**To:** Louise Follett <[lf@corylus-ltd.co.uk](mailto:lf@corylus-ltd.co.uk)>  
**Cc:** Phillip Duncan <[pd@corylus-ltd.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<p>This site has been subject to <b>extensive engagement with the Council</b>. 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><b>Specific published pre-application advice :</b></p> <ul style="list-style-type: none"><li>● DE21/18/0002, 300 dwellings + Cromer FC relocation. Advice issued XXX</li><li>● DE21/18/0015, Screening opinion (300 dwellings), Advice issued XXX</li><li>● DE21/24/0770, Screening opinion (400 dwellings). Advice issued XXX</li><li>● DE21/24/2153, Screening opinion (550 dwellings). Advice issues XXX</li></ul> <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: <b>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.</b></p>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: <b>All the land is under the control of the site promoter.</b></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 14<sup>th</sup> March.**

Kind Regards

Chris Brown  
Project Management Support Officer (Planning Policy)

**Chris Brown**

Project Management Support Officer

[+441263 516318](tel:+441263516318)



\*\*\*\*\*  
\*\*\*\*\*

North Norfolk District Council

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**From:** [Kirstie Clifton](#)  
**To:** [Chris Brown](#)  
**Cc:** [richard.shuldham@savills.com](mailto:richard.shuldham@savills.com); [property@trin.cam.ac.uk](mailto: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](mailto:kirstie@wearedefine.com) | **W:** [www.wearedefine.com](http://www.wearedefine.com)

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On 6 Mar 2025, at 14:34, Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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>
<b>Developer Engagement (this is in reference to Question F in the MIQs)</b>	<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>
<b>Nutrient Neutrality</b>	<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 &amp; 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>
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### 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 14<sup>th</sup> 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](mailto: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](mailto:ciaran.gunning@cbre.com) | +44 7787 271960 | [LinkedIn](#)

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**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>

**Sent:** 06 March 2025 14:43

**To:** Landsberg, Paul @ London <[Paul.Landsberg@cbre.com](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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>
---------------------------	--

<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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>
<b>Nutrient Neutrality</b>	<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)  -  <del>On-site mitigation</del>  <del>Off-site mitigation within same landownership</del></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 14<sup>th</sup> 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](mailto: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.

<b>Application Status</b>	<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>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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>
<b>Nutrient Neutrality</b>	<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 &amp; SUDs)  <del>Off-site mitigation within same landownership</del>  <del>Off-site mitigation (purchase of credits)</del>  <del>Off-site mitigation (other)</del></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) <a href="#">Inspector's actions raised in examination hearings, and Council's response (Matter 7): Appendix 2</a> 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](mailto:colin@copperfieldltd.co.uk)

W: [www.copperfieldltd.co.uk](http://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](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 06 March 2025 15:01  
**To:** [colin@copperfieldltd.co.uk](mailto:colin@copperfieldltd.co.uk)  
**Cc:** [npollock@duchyofcornwall.org](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:  Answer:
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	Is there a developer(s) involved with the site allocation? If there is, please specify who:  Answer:
<b>Nutrient Neutrality</b>	<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 &amp; SUDs) <del>Off-site mitigation within same landownership</del> <del>Off-site mitigation (purchase of credits)</del> <del>Off-site mitigation (other)</del></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) <a href="#">Inspector's actions raised in examination hearings, and Council's response (Matter 7): Appendix 2</a> 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 14<sup>th</sup> March**.

Kind Regards

Chris Brown  
Project Management Support Officer (Planning Policy)

**Chris Brown**  
Project Management Support Officer

**From:** [tcd@spacemad.com](mailto: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](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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>
<b>Nutrient Neutrality</b>	<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"> <li>1. On-site mitigation (Land reversion from livestock farming from the site).</li> <li>TBC</li> <li>2. Off-site mitigation within same landownership - Consideration of further 4 hectare could be available for land reversion.</li> <li>3. Off-site mitigation (purchase of credits) - Consideration of 8 – 11 credits purchased should land reversion becomes more long term in finalising agreements.</li> <li>4. Off-site mitigation (other) - Current negotiations and consideration for septic tank upgrades by from developer.</li> </ol> <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 14<sup>th</sup> 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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\*\*\*\*\*  
\*\*\*\*\*

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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](mailto: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](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 06 March 2025 15:14  
**To:** [helenmorris@rcaregeneration.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	A formal planning application is currently pending determination:  Answer: PF/24/2530, submitted 02/12/2024.
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	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 14<sup>th</sup> 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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\*\*\*\*\*  
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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](#)

---

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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](mailto:jbird@bayfieldhomes.co.uk) | **Website:** [bayfieldhomes.co.uk](http://bayfieldhomes.co.uk)



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---

**From:** Ken Dickinson <[ksdickinson@talk21.com](mailto:ksdickinson@talk21.com)>

**Date:** Friday, 14 March 2025 at 09:51

**To:** Jamieson Bird <[jbird@bayfieldhomes.co.uk](mailto: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.

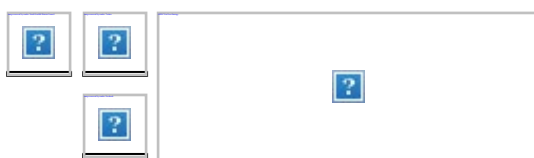
Best wishes

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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	A formal planning application is currently pending determination:  Answer: PF/24/2530, submitted 02/12/2024.
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	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 14<sup>th</sup> 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](mailto: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

<b>Application Status</b>	<p>An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: <b>The intention is to commence work on a planning application following the Adoption of a Local Plan.</b></p>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: <b>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.</b></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 21<sup>st</sup> March at the latest.**

<b>Application Status</b>	An application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:  Answer:
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	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 +	

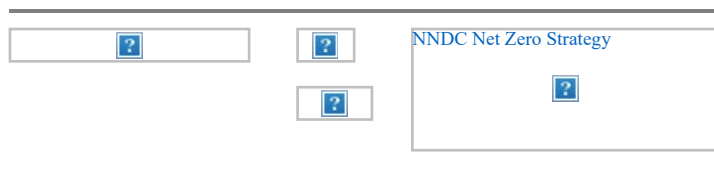
We appreciate your assistance in confirming the information above information remains accurate in order to assist with the forthcoming hearings and to help us to secure your allocation.

We look forward to receiving your response by or before **Friday 21<sup>st</sup> 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](mailto: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](#)

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Chris,

Please see my comments in red below.

Thanks

Julian

Julian Wells

Office 01603 295052 / Mobile 07733 261502

Director

[julian@fw-properties.com](mailto:julian@fw-properties.com)



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---

**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>

**Sent:** 07 March 2025 11:26

**To:** Julian Wells <[julian@fw-properties.com](mailto:julian@fw-properties.com)>

**Cc:** [ian.hill@bidwells.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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: <b>The detailed planning application for Sites HV01/C and HV06/A will be submitted later in 2025 once the land has been allocated.</b></p>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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 <b>who are fully engaged for the development of both sites.</b></p> <p>Answer: <b>Yes</b></p>
<b>Nutrient Neutrality</b>	<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><del>On-site mitigation</del>  <del>Off-site mitigation within same landownership</del>  <del>Off-site mitigation (other)</del></p> <p>Answer: <b>Yes</b></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 14<sup>th</sup> 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](mailto: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](mailto:info@arplanning.co.uk) | w [www.arplanning.co.uk](http://www.arplanning.co.uk)

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Registered in England and Wales. Registration No.08137553  
Registered Address: The Exchange, Colworth Science Park, Sharnbrook, Bedford, MK44 1LQ

---

**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 07 March 2025 11:42  
**To:** David Jones <[David.Jones@arplanning.co.uk](mailto:David.Jones@arplanning.co.uk)>  
**Cc:** Geoff Armstrong <[Geoff.Armstrong@arplanning.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<p>This site has been subject to pre-application advice:</p> <p>Answer: DE21/22/1688 (40 dwellings), submitted 8<sup>th</sup> 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>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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 14<sup>th</sup> 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](mailto:richard.shuldham@savills.com)  
**Website:** [savills.co.uk](http://savills.co.uk)



---

**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 07 March 2025 11:54  
**To:** Richard Shuldham <[richard.shuldham@savills.com](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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:  <b>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.</b></p>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: <b>We have engaged a developer on part of the site and are in discussions on the strategy for the remaining area.</b></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 14<sup>th</sup> 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](https://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](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 27 March 2025 09:36  
**To:** Simon Atha <[simonatha@boyerplanning.co.uk](mailto: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 28<sup>th</sup> March.**

<b>Application Status</b>	<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. <b>Positive pre-application</b> 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><b>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.</b></p>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<p>Is there a developer(s) involved with the site allocation? If there is, please specify who:</p> <p>Answer: <b>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.</b></p> <p><b>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.</b></p>

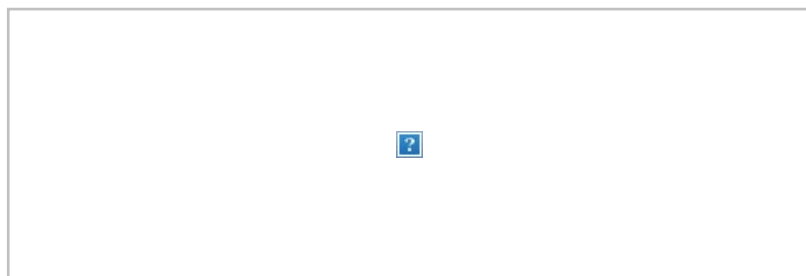
#### **Delivery Information:**

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 28<sup>th</sup> March.

Kind Regards

**Chris Brown**

Project Management Support Officer  
+441263 516318



\*\*\*\*\*  
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**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](mailto:Chris.Brown@north-norfolk.gov.uk)  
To: [michaelpert@btinternet.com](mailto: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 14<sup>th</sup> March at the latest.**

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

<b>(this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<p>developer is involved with this site. If this is inaccurate, or multiple developers are involved, please provide details:</p> <p>Answer: Peart &amp; 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 14<sup>th</sup> 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](#)

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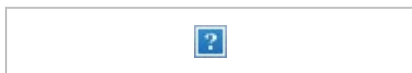
See below.

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**



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**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.

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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.

<b>Application Status</b>	<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>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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](tel:+441263516318)



\*\*\*\*\*  
 \*\*\*\*\*  
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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](#)

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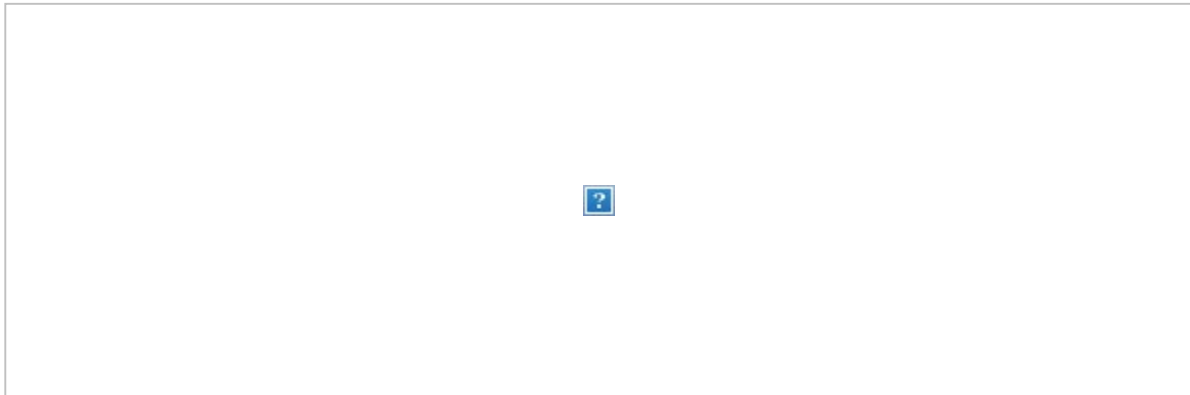
Dear Chris,

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](mailto:rory.baker@ceresproperty.co.uk)  
[ceresproperty.co.uk](http://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](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 07 March 2025 15:21  
**To:** Rory Baker <[Rory.Baker@ceresproperty.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<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>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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>
<b>Nutrient Neutrality</b>	<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"> <li>● On-site mitigation - SuDS / Wetlands. No dialogue with NE has yet taken place.</li> <li>● Off-site mitigation (purchase of credits) - Purchasing of off-site credits. No dialogue with NE has yet taken place.</li> <li>● Off-site mitigation (other) - Cessation of agricultural activities and / or permanent change of land use. No dialogue with NE has yet taken place.</li> <li>● <del>Off-site mitigation within same landownership</del></li> </ul>

	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 14<sup>th</sup> 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](http://bidwells.co.uk)



---

**From:** Chris Brown <[Chris.Brown@north-norfolk.gov.uk](mailto:Chris.Brown@north-norfolk.gov.uk)>  
**Sent:** 07 March 2025 15:59  
**To:** Iain Hill <[iain.hill@bidwells.co.uk](mailto:iain.hill@bidwells.co.uk)>  
**Cc:** [benwrightprivate@gmail.com](mailto:benwrightprivate@gmail.com); Jake Lambert <[jake.lambert@bidwells.co.uk](mailto: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 14<sup>th</sup> March at the latest.**

<b>Application Status</b>	<p>A formal planning application has not yet been submitted. Please provide details of the expected timeframe for submitting an application:</p> <p>Answer: <b>Q2 2025</b></p>
<b>Developer Engagement (this is in reference to Question F in the Inspector's <a href="#">MIQs</a>)</b>	<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: <b>Yes</b></p>
<b>Nutrient Neutrality</b>	<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><del>On-site mitigation</del></p> <p><del>Off-site mitigation within same landownership</del></p> <p><del>Off-site mitigation (other)</del></p> <p>Answer: <b>Yes</b></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:

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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 +	

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.

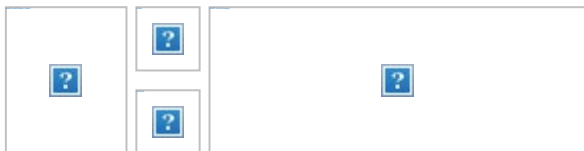
We look forward to receiving your response by or before **Friday 14<sup>th</sup> March**.

Kind Regards

Chris Brown  
Project Management Support Officer (Planning Policy)

**Chris Brown**

Project Management Support Officer  
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North Norfolk District Council  
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