



North Norfolk District Council
North Norfolk Local Plan Examination
Resumed Hearings Opening Statement

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

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

**March 2025** 

## North Norfolk District Council Planning Policy Team

01263 516318

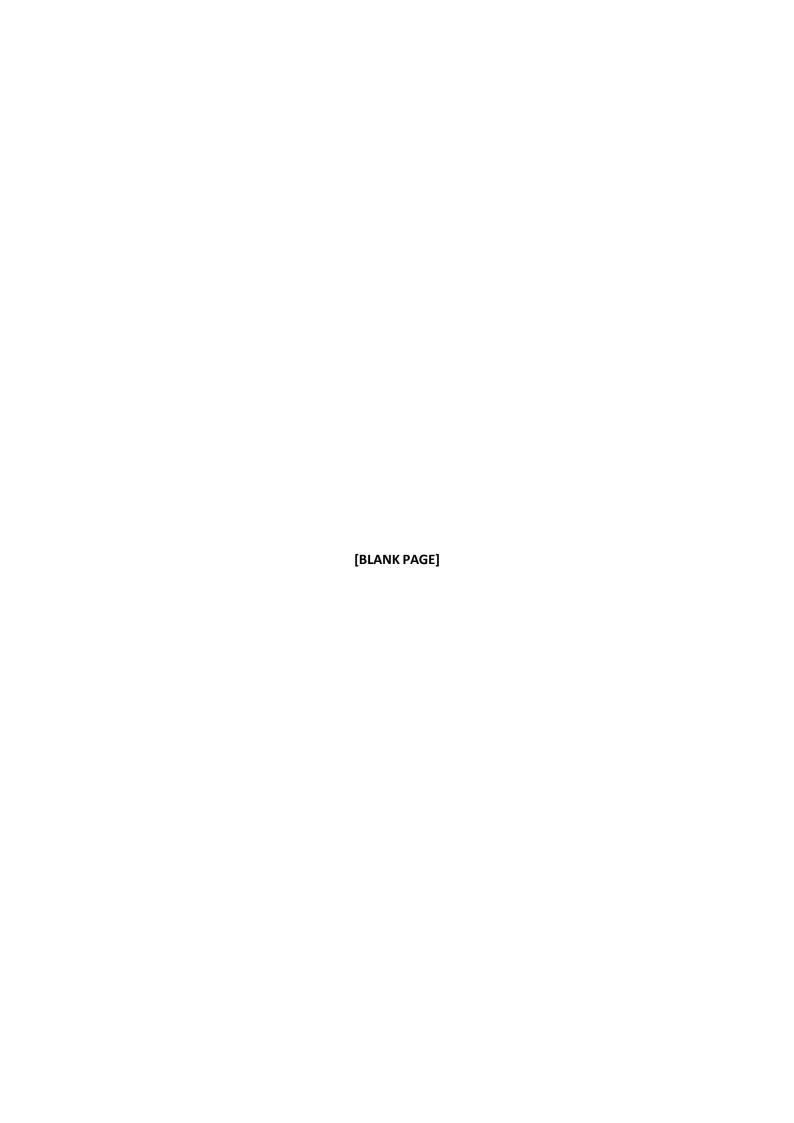
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 From:
 Mack, Debbie

 To:
 Caroline Dodden

 Subject:
 Position Statement

 Date:
 17 March 2025 14:21:28

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Dear Caroline

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

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

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

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

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

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

Yours sincerely

Debbie Mack

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

Historic England | Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU

My usual working days are Monday to Wednesday, finishing at 2.45pm.



Ensuring our heritage lives on and is loved for longer.

historicengland.org.uk

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

Sent: 12 March 2025 15:38

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

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

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

Dear Debbie,

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

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

Kind regards,

Caroline

Caroline Dodden

Senior Planning Officer +441263 516310



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

#### 1. NNDC Further Consultation

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

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
PC2: C22/4 Land West of Pine	FC238 Whilst there are no designated heritage assets on	Agree in part, to consider modification and amend as necessary. See Schedule of Proposed (Further	Part Agree: Proposed Main
Tree Farm, Cromer (Extended site	site, the site surrounds 3 sides of the grade II listed Pine Tree Farmhouse. The enlarged site will	Consultation) Main Modifications [EH006(m)] January 2025.	Modification FCMM02:
allocation)	intensify the urbanising effect on the setting of the farmhouse.		Criterion 15: Development should
	Previous SoCG [EX023] sets out continued concerns.  Revised HIA welcomed. The recommendations from the 2023 HIA still apply, where 3 are missing from the policy criteria:  • Landscape buffer along west ern boundary of the site  • Dwellings of 1 or 1.5 storey height on southernmost part of site  • Enhance existing tree belt and landscaping close to Pine Tree Farm and adjacent to Norwich Road (A149).  Recommend that policy criteria is amended as:  4. Careful attention to site layout, building heights and materials in order to minimise the	Part Disagree: Criterion 4: relevant text does not relate to the site-specific policy. The policy is considered sufficient for this issue to be considered in relation to the overall scheme in conjunction with landscape buffering at the time of application. This matter has previously been considered in the SoCG [EX023].  Criterion 8: From a Heritage environment perspective, the buffer is considered to not be required on the west. Criterion 15: The site-specific policy does consider the impacts identified in the HIA and does include requirements relating to the provision of landscaping, open space and retention of hedgerows and trees, in addition	preserve and enhance the setting of the grade II listed Pine Tree Farmhouse through careful layout, design and landscaping, including the enhancement of the tree belt and landscaping close to the Farmhouse.
	visual impact of the development on the Norfolk Coast AONB. <u>Building heights should be restricted</u> to one or 1.5 storey height on southern part of site;	to the retention and enhancement of existing woodland within the site.	
	8. Retention and enhancement of hedgerows and trees around and within the site, including	These requirements provide a cumulative provision of mitigation against nearby heritage assets, however, the exact master planning of the	

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

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

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
	We understand that the HIA has been updated to reflect the newly enlarged site in 2024 which is welcomed. The HIA conclusions have not been included in the policy wording, although we appreciate that some protection for the historic environment is included in criterion 1.  Previous SoCG [EX023] set out our continued concerns in relation to the site, as well as the HE Hearing Statement to Matter 5 [EH011(I)]. Where a key mitigation recommendation from the HIA is missing from the policy criteria:  • Lower density, single storey dwellings on the northern part of the site.  It is our view that the impacts, effects and consequent recommendations in the HIA have not been fully taken into account in the policy formulation.  We therefore recommend amending policy criterion 1 and 4 as follows:  '1. Delivery of a carefully designed residential development that will integrate into the surrounding character, with lower density, single storey dwellings on the northern part of the site.'  4. Provision of a landscaping buffer to the north of the site to soften the boundary between the development and the agricultural land to the north and mitigate potential impacts on	The HIA undertaken in Appendix 2 of the Initial Sites Review Background Paper appropriately identifies the concerns raised and these have been mitigated through requirements within the site-specific policy which includes the provision of a landscape buffer along the northern boundary which provides appropriate mitigation.  Other matters identified in the representation have already been addressed through the previous SoCG [EX023] between the Council and Historic England.	site to soften the boundary between the development and the agricultural land to the north and mitigate potential impacts on heritage assets, including the Hoveton Hall Park and Garden, St. Peter's Church and the Ice House;

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

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

comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
gatione for the impact of their setting. Planning applications by heritage statement with ted, the allocation is not consistent icy due to impacts on conment and the policy wording is conserving and enhancing conment.		
no designated heritage assets on oment of this site (and BRI01) would than gap and separation between elton Constable and Briston. hould also be given to the issue of settlements. In updated and makes a number of commendations. The SoCG Hearing Statement also sets out our is, with the amin mitigation are missing being: flect the massing and heights of ellings and buildings, which single and two storeys of the eastern boundary should be hanced to create a gap elements	Agree in part to consider modification and amend as necessary. See Schedule of Proposed (Further Consultation) Main Modifications [EH006(m)] January 2025.  Part Disagree: Criterion 5 and 8 of the site-specific policy both relate to the provision of landscaping and green wildlife links throughout the site and make reference to the retention of existing hedgerows, all of which helps contribute towards ensuring there is a sense of separation within the site.  These matters have also been considered previously in the SoCG [EX023] between the Council and Historic England.  Providing open space along the eastern boundary	Part Agree: Proposed Main Modification FCMM19  9. Development should conserve, or where appropriate, enhance the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Manor Farmhouse Grade II listed building
re fl si h	, with the amin mitigation missing being: ect the massing and heights of ings and buildings, which ngle and two storeys the eastern boundary should be anced to create a gap	all of which helps contribute towards ensuring there is a sense of separation within the site.  These matters have also been considered previously in the SoCG [EX023] between the Council and Historic England.  Providing open space along the eastern boundary to the school will significantly restrict the

Further Consultation Proposed Change (PC)	HE summary comments and representation reference	NNDC summary response / disagreement	Full or partial agreement
(PC)	the settlements  It is our view that the impacts, effects and consequent recommendations in the HIA have not been fully taken into account in the policy formulation.  We therefore recommend amending policy criterion 8 as follows:  8. Retention and enhancement of existing hedgerows and landscaping to all the site boundaries particularly to the east and west.  Landscaping and open space along eastern boundary to retain gap between settlements; and,  We also recommend a new criterion to read:  • 'Development to respect height and massing of surrounding area.'  We note that criterion 9 (the proposed modification PMIN/19.1/02) to reads as follows: 'Development should conserve or where appropriate enhance the significance of heritage assets (including any contribution made to the significance by setting) both within the site and the wider area including Manor Farmhouse, a	a well-designed development by moving the site's built form towards the southern boundary, which is more sensitive within the context of the wider landscape. The site abuts the school's playing fields, which already provides a sense of separation.	
	Grade II listed building.' However, this would be more appropriate for policy BRI01 which is closer to the Manor		

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

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

Sent: 14 March 2025 14:52

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

**Subject:** RE: NE / NNDC LP EIP position update

#### Dear lain

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

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

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

#### All the best

#### **Gemma Clark**

Higher Officer, Sustainable Development, Norfolk Coast and Marine Team

Natural England Dragonfly House 2 Gilders Way Norwich. Norfolk NR31UB

Tel: 07741357429

Mon to Fri 9:00 to 15:00

#### www.gov.uk/natural-england



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

Sent: 05 March 2025 16:18

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

Subject: NE / NNDC LP EIP position update

#### Dear Gemma.

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

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

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

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

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

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

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

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

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

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

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

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

Many thanks

lain

#### **Iain Withington**

Acting Planning Policy Manager +441263 516034



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North Norfolk District Council

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