

Development Committee



Please contact: Democratic Services

Please email: democraticservices@north-norfolk.gov.uk Direct Dial: 01263 516108

TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Wednesday, 6 May 2026

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 14 May 2026** at **9.30 am**.

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Please note that members of the public should not speak to Committee Members prior to or during the meeting.

PUBLIC SPEAKING :

Members of the public who wish to speak on applications must register **by 9 am on the Tuesday before the meeting** by telephoning **Reception on 01263 513811** or by emailing reception@north-norfolk.gov.uk Please read the information on the procedure for public speaking at Development Committee on our website or request a copy of "Have Your Say" from Customer Services.

Anyone may take photographs, film or audio-record the proceedings and report on the meeting. If you are a member of the public and you wish to speak, please be aware that you may be filmed or photographed. Please note that this meeting is livestreamed:

<https://www.youtube.com/channel/UCsShJeAVZMS0kSWcz-WyEzg>

Presentations: If you wish to view the Officers' presentations for the applications being considered by the Committee please follow the following link:

<https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&cat=13644&path=0>

Emma Denny
Democratic Services Manager

To: Cllr P Heinrich, Cllr R Macdonald, Cllr M Batey, Cllr A Brown, Cllr P Fisher, Cllr A Fitch-Tillett, Cllr M Hankins, Cllr V Holliday, Cllr P Neatherway, Cllr L Paterson, Cllr J Toye, Cllr K Toye, Cllr A Varley and Cllr L Vickers

Substitutes: Cllr T Adams, Cllr P Bailey, Cllr K Bayes, Cllr J Boyle, Cllr S Bütikofer, Cllr N Dixon, Cllr T FitzPatrick, Cllr W Fredericks, Cllr J Punchard, Cllr C Ringer, Cllr M Taylor, Cllr E Tooke and Cllr L Withington

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



If you have any special requirements in order to attend this meeting, please let us know in advance

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

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A G E N D A

PLEASE NOTE: THE ORDER OF BUSINESS MAY BE CHANGED AT THE DISCRETION OF THE CHAIRMAN
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PUBLIC BUSINESS

1. CHAIRMAN'S INTRODUCTIONS

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. SUBSTITUTES

4. MINUTES

(Pages 1 - 10)

To approve as a correct record the Minutes of a meeting of the Committee held on Thursday, 16th April 2026.

Note - The Minutes of the Thursday 30th, April Reserve Committee meeting will be presented at the next scheduled meeting, Thursday 18th June.

5. ITEMS OF URGENT BUSINESS

(a) To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

(b) To consider any objections received to applications which the Head of Planning was authorised to determine at a previous meeting.

6. ORDER OF BUSINESS

(a) To consider any requests to defer determination of an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.

(b) To determine the order of business for the meeting.

7. DECLARATIONS OF INTEREST

(Pages 11 - 16)

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.

OFFICERS' REPORTS

8. BLAKENEY - PO/25/2837 - RESIDENTIAL DEVELOPMENT OF UP TO 30 DWELLINGS (INCLUDING AFFORDABLE HOUSING), AMENITY SPACE, LANDSCAPING AND ALL ASSOCIATED INFRASTRUCTURE AND WORKS (OUTLINE WITH DETAILS OF

(Pages 17 - 44)

ACCESS ONLY, ALL OTHER MATTERS RESERVED) AT LAND WEST OF LANGHAM ROAD, BLAKENEY, NORFOLK.

- 9. NNDC TPO (WIVETON) 2025 NO. 27 TPO 25 1090 - LAND AT LONG FURLONG HOUSE AND LONG FURLONG COTTAGE** (Pages 45 - 48)
- 10. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE** (Pages 49 - 52)
- 11. APPEALS SECTION** (Pages 53 - 58)
- 12. EXCLUSION OF PRESS AND PUBLIC**

To pass the following resolution, if necessary:-

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

PRIVATE BUSINESS

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DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 16 April 2026 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:

Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chairman)
Cllr A Brown	Cllr P Fisher
Cllr A Fitch-Tillett	Cllr M Hankins
Cllr V Holliday	Cllr P Neatherway
Cllr L Paterson	Cllr L Vickers

Substitute Members

Cllr W Fredericks

Officers in Attendance:

Assistant Director - Planning
Development Manager (DM)
Solicitor
Senior Planning Officer - AW (SPO-AW)
Senior Planning Officer – JB (SPO-JB)
Democratic Services and Governance Officer

Also in attendance:

Cllr T Adams

116 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Batey, Cllr J Toye, Cllr K Toye and Cllr A Varley.

117 SUBSTITUTES

Cllr W Fredericks was present as a substitute.

118 MINUTES

The minutes of the Development Committee held Thursday, 19th March 2026 were approved subject to grammatical and spelling amendments.

119 ITEMS OF URGENT BUSINESS

None.

120 DECLARATIONS OF INTEREST

The Chairman noted the advice circulated to the Committee by the Monitoring Officer regarding application RM/25/0776. He asked that the Committee give due regard to the guidance provided.

The Chairman advised he would speak as Local Member for application PF/25/2503, he would therefore vacate the Chair, and the Vice Chairman, Cllr R Macdonald would Chair this item. He would not speak on the application beyond his speech as Local member and would not vote on the application.

Cllr W Fredericks declared a non-pecuniary interest for application PF/25/2503, she was friends with the family. She advised she would abstain from speaking or voting on the application.

121 CROMER - RM/25/0776 - RESERVED MATTERS APPLICATION (DETAILS RELATING TO APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PLANNING PERMISSION PO/23/0596 (ERECTION OF UP TO 118 DWELLINGS AND UP TO 60 UNITS OF SPECIALIST ELDERLY CARE ACCOMMODATION WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT (OUTLINE WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS), LAND OFF OVERSTRAND ROAD, CROMER, NORFOLK.

Officer Report

The SPO-AW introduced the Officers report and recommendation for approval subject to conditions. It was noted that the application had been presented at the Development Committee meeting held Thursday, 19th March 2026, during the course of that meeting it was mistakenly highlighted by the Solicitor to the Council to Members that drainage matters should not form part of the Committees considerations when determining the application. The Case Officer advised the detailed Surface Water Drainage Strategy - Condition 9 (and discharge of Conditions 8 to 14 of the Outline Planning consent) do form part of the report.

To address the procedural irregularity, it was appropriate that application RM/25/0776 be reheard at the earliest opportunity. The Committee were advised that the application should be heard again without prejudice or reference to earlier debate or decision making.

The SPO-AW provided a verbal update to the published report and advised that further public representation had been received, these objections were not considered to raise any new material considerations.

The Case Officer outlined the site's location and noted that the site was allocated for development under policy C16 of the North Norfolk Local Plan. Outline Planning permission was approved in December 2023 for up to 118 dwellings, and 60 units of specialist elderly care accommodation. The principle of development had therefore been agreed and was largely controlled by the S106 legal agreement and conditions of the outline permission. The Reserve Matters application sought approval for details relating to appearance, layout and landscaping of the 118 dwellings and discharge of conditions 8, 9, 10, 11, 12, 13 and 14. The care home would come forward as a separate reserve matters application.

The SPO-AW confirmed the scheme would provide 53 affordable homes, equating to 45% of the development, above the 35% requirement detailed in the Local Plan. The proposed housing mix had been informed by discussions with a preferred registered provider, who confirmed the mix was acceptable. Housing Strategy Officers confirmed they had no objections also. The proposed dwellings would meet M4(2) accessibility standards with 9 homes meeting M4(3) Wheelchair User standards, compliant with Policies HOU 8 and HOU 9 of the Local Plan.

With respect to site plan, and in accordance with the outline permission, the site was proposed to be divided into three distinct 'character areas' with varying densities, building style and materials. The separation distances between the site and the

existing dwellings on Northrepps Road were considered acceptable in accordance with Policy ENV6 and there was not considered to be any significant loss of amenity as a result of the development.

The “Village Core” to the centre of the site had the highest density of dwellings, offering tree lined streets and an open space. The palette of materials had been amended to include more red brick, tile and flint which was considered more in keeping with the local vernacular. The “Western Edge”, closest to Northrepps Road featured higher densities of development through providing taller, semi-detached or terraced dwellings, including the proposed apartment blocks. The ‘Villas Area’ located around edges of the development closest to Overstrand Road reflected the site’s edge-of-settlement location and the surrounding countryside character to the east, with lower densities of development and larger detached dwellings.

The built form had been positioned toward the middle of the site with the majority of the green space proposed around the edges, particularly along Overstrand Road and to the south of the site to help create and maintain the proposed landscape buffers, however, there was also an area of green space within the centre of the site, in accordance with the Outline Planning Permission.

The Applicant had submitted a series of Landscape plans, and had worked to address landscape concerns raised during the consultation phase. The initial plan had a weak main entrance design, dominated by the hard surface routes to dwellings either side of the main road. In response to these concerns, the parking areas have been removed from the frontage, and several additional trees and hedgerows had been incorporated along the site frontage to maintain the green approach to Cromer. The detention basin was reduced slightly from initial submissions in order to retain additional trees. There were now more trees in the street scene and the central public open space in accordance with the NPPF aspirations for tree lined streets. The variety of species had been improved to provide greater variation of native trees, including fruiting trees for foraging birds. Landscape Officers raised no objections to the final proposals. The application was considered to satisfy conditions 11, 12 and 13 relating to landscape and ecology.

Condition 9 of the Outline Planning Permission required “detailed designs” of the surface water scheme as set out in the approved Flood Risk Assessment and Outline Drainage Strategy to be submitted and discharged as part of the Reserved Matters application. The wording of Condition 9 was included within the Officers report for clarity.

The site was considered undeveloped greenfield land with a mixed geology formed of areas of clay, silt, sand and gravel. Due to the mixed geology, the ground conditions could only store a moderate amount of water through infiltration and so runoff occurred naturally.

The SPO-AW affirmed that the first priority under the drainage hierarchy was to let surface water runoff soak into the ground using appropriate Sustainable Drainage Systems (SuDS). SuDS have been used throughout the site, including a detention basin, rain garden, reed planting, permeable paving, filter strips and swales. All the SuDS features had been designed to effectively mitigate extreme rainfall events, including the 1 in 100-year storm event, plus a 40% increase in rainfall intensity due to climate change. The detention basin would retain around 25% spare capacity, even during the modelled 1 in 500-year extreme storm event. The scheme would therefore accord with the recommendations of the NPPF with respect to addressing future implications of climate change and reduce risks to people and property.

The SuDS Management and Maintenance Plan, detailed in the appendix, confirmed there would be regular inspections, maintenance and management. The S106 agreement ensures the SuDS system would continue to be maintained long-term in accordance with the approved Management Plan.

The variable permeability across the site limited the use of SuDS infiltration, therefore excess surface water would be captured, stored and discharged at a managed rate into the designated surface water sewer. Anglian Water have confirmed that the existing surface water system has enough spare capacity to serve the development.

A surface water discharge rate of 10L/sec has been agreed with Anglian Water, lower than the 14.6L/sec agreed at Outline stage and improved upon the relevant greenfield run off rates in the extreme weather event.

Details of the preferred connection point located in Northrepps Road were provided to the Committee, and the route the surface water sewer takes, highlighted.

With regards to foul water, the site would connect to the Cromer Water Recycling Centre which Anglian Water confirmed had capacity to treat the additional wastewater flows. The preferred foul water connection point would be located in Northrepps Road not Station Road.

The system had been designed to an adoptable standard by Anglian Water and the development included controls to appropriately capture, store and limit water flow from the site. Both Anglian Water and the LLFA made no objection to the application.

Officers noted local objections which raised drainage concerns, including historic flooding incidents on Station Road and Harbord Road. Maps of historic flooding in 2016/2017 and 2019 were provided to the Committee.

The October 2019 flood event was investigated by the LLFA and attributed property flooding to surface water entering the combined sewer, not to capacity issues within the separate surface water system that the development would discharge into.

The respect to 2016/2017 flooding, the LLFA report referred to 6 locations, and did not provide a definitive cause of flooding but referred to a number of issues including overload of the drainage system, surcharging, obstruction and excess runoff. The report lacked specific detail regarding Station Road.

Critically, the proposed development would not discharge surface water into the combined sewer that has been confirmed to be responsible for the foul flooding events documented. Surface water from the site enters a separate, designated surface water system. Whilst the development would discharge foul flows into the combined sewer system, these flows are very low compared with storm water volume and would not meaningfully affect system performance. Significant weight should be attached to the consultation responses of Anglian Water and the LLFA as the two statutory agencies who have no objection to the proposed drainage strategy and confirm appropriate foul water capacity was available.

Officers concluded that all reasonable technical considerations had been resolved and there were no substantive evidential grounds to refuse the development on grounds of flood risk or drainage.

Public Speakers

Colin Robb – Cromer Town Council
John Sansby – Objecting
Derek Smeda – Objecting
Margaret Wade – Objecting
Jessica Groome – Supporting

Local Member

The Local Member, Cllr E Tooke was unable to attend the meeting, and asked Cllr T Adams to speak on her behalf as neighbouring Ward Member.

Cllr T Adams was critical of the flooding and drainage assessment and that site specific policies within the Local Plan had not been met. He argued the 10L/sec figure was not sufficient and highlighted historic issues of flooding along Station Road. He called for the application to be deferred pending a review by an independent flooding and drainage consultant. 240 residents had signed a petition, supporting the independent consultation. Cllr T Adams provided a PowerPoint presentation detailing issues with the site and local area with respect to flooding. Within the presentation were extracts of Norfolk County Council flood reports confirming issues with insufficient capacity in the existing combined system. Flooding and surcharge incidents were reported in the local area in 2007, 2011, 2014, 2016, 2017, 2019, 2021, and 2023.

Committee Debate

- a. The DM confirmed no objection had been raised by the Statutory Consultees and appropriate experts on matters of surface water drainage, the LLFA and Anglian Water. Notwithstanding local residents concern, the DM cautioned Members from going against statutory consultee opinion. If the application were refused it was noted that would be challenging for the Council to defend its decision at appeal. The DM was satisfied that there was sufficient evidence to support the Committee in reaching at determination for approval.
- b. The Committee sought advice from the applicant's technical expert from Rossi Long, Emma Kerrison (Associate Engineer). Ms Kerrison advised that the geotechnical analysis of the ground conditions were very variable, with a mixture of clay, perch groundwater and high ground water at the Northern end of the site. Infiltration testing had concluded that infiltration was very poor in some areas. As existing greenfield, in an extreme flood event, water would be discharged by overland flow. Calculations of Greenfield run of rates had been undertaken, compliant with LLFA methodology guidance, and compliant with DEFRA and EA guidance. The attenuation of 10L/sec was supported by both the LLFA and Anglian Water.
- c. The Case Officer confirmed that excess surface water would be captured, stored and discharged at a managed rate into the designated surface water sewer. Surface Water would flow down Station Road but takes a different route to the combined sewer system. Outfall would be into an open watercourse adjacent to Cromer Hospital.
- d. Cllr M Hankins expressed his concern regarding the existing drainage issues in the area. He noted that there was a dichotomy between the professional

view of technical experts and the lived experience of residents.

- e. The SPO-AW advised that the scheme would be an improvement on the existing situation. At present, in an extreme flood event, water would be discharged from the site as overland flow. By introducing SuDs, water would be infiltrated where it could, and at the northern end of the site water would be captured in the large attenuation basin. This approach would allow for a managed rate discharge of water from the site, as supported by Anglian Water.
- f. Cllr R Macdonald asked who would be responsible if flooding did occur. The Case Officer confirmed the scheme would be adopted and managed by Anglian Water.
- g. Cllr L Vickers and Cllr L Paterson sought clarification specifically which sewers would accommodate surface water discharge. The SPO-AW, and Ms Kerrison confirmed surface water flows would not be directed into the combined system referenced in the 2016/2017 and 2019 flood reports.
- h. Cllr W Fredericks shared in residents' concerns regarding drainage and asked if the Officer report could be expanded to consider wider flooding implications in the local area. She suggested Anglian Water be asked to prepare a report on local flooding.
- i. The DM noted it was not the legal responsibility of the Applicant to resolve existing issues in an area; it was for Anglian Water or the LLFA to investigate and make improvements. It was not appropriate for the Committee to expect the Applicant to make improvements to the wider drainage infrastructure. Concerns regarding existing flooding should be directed to Anglian Water and the LLFA separate to this application. Both Anglian Water and the LLFA made no objection to the application. Officers were content with the evidence provided and recommended approval accordingly.
- j. Cllr V Holliday asked if the watercourse by the Hospital could support increased flows and whether an independent review (requested by Cllr T Adams) went against Officer advice? She shared in concerns expressed by the Committee regarding the level of data available.
- k. Ms Kerrison advised that 10L/sec was not considered to be a significant flow compared with the existing surface water run off which would have been in the 100'sL/ second in an extreme event. The additional run off only represented a small amount of the water going into the sewer.
- l. Cllr P Fisher acknowledged the existing local Victorian drainage system was under strain. However, having listened to the Officers advice, and advice from the technical expert from Rossi Long, he was content that the proposal would seek to direct water through the infiltration system, and reduce the overland flow which was putting pressure on the sewer on Station Road.
- m. The Chairman summarised that there would be some surface water discharge should the site be developed, which would be directed to a separate sewer, not placing additional pressure on the combined system.
- n. The SPO-AW confirmed water would be directed to the attenuation basin at the

north of the site, where water naturally gathers, this water would be captured, stored, and discharged via the separate surface water system.

- o. Cllr A Fitch-Tillett reflected on the Officers report, and technical advice presented at the meeting. Despite her prior concerns, she was content that the scheme was acceptable and that condition 9 had been met. Regardless, Cllr A Fitch-Tillett considered that building on the site would prove challenging because of ground conditions. Altogether, she considered the proposal was of good design, welcomed the affordable housing provision, and recognised as a designated site in the Local Plan it was be difficult to prevent development.
- p. Cllr A Brown asked how management of the attenuation basin would be financed. The SPO-AW advised this would be managed by a management company, as defined in the proposed management and maintenance plan. The DM advised that households would in effect become shareholders for the management company and be subject to a management charge (as was typical for other developments of a similar nature).
- q. Cllr M Hankins expressed his support that the application be deferred to enable Anglian Water to re-consider their opinion. The Case Officer advised that Anglian Water had been consulted numerous times as the scheme developed.
- r. Cllr W Fredericks requested a letter be sent to Anglian Water from the Chairman and Local Member outlining residents' concerns. The Chairman reflected this was best referred to Overview and Scrutiny who were due to have Anglian Water attend.
- s. Cllr A Fitch-Tillett proposed acceptance of the Officer's recommendation, seconded by Cllr L Paterson.

IT WAS RESOLVED

That Planning Application RM/250776 be APPROVED in accordance with the Officers recommendation.

122 NORTH WALSHAM EAST - PF/25/2503 - REPLACEMENT OF 8 GARAGES/STORAGE SHEDS WITH 5 SHIPPING STORAGE CONTAINERS (PART RETROSPECTIVE) - LAND REAR OF 1 NELSON ROAD, NORTH WALSHAM, NORFOLK

The Chairman, Cllr P Heinrich vacated the Chair for item PF/25/2503. The Vice-Chairman, Cllr R Macdonald, Chaired this item.

Cllr M Hankins abstained from speaking or voting on the application following Officer advice received during the break.

Officer Report

The SPO-JB re-introduced the Officer report following deferral of the application at the last Development Committee meeting to enable a site visit. The Case Officer outlined the sites' location in a residential setting and re-affirmed the key issues for consideration. The Officer recommendation was for one of conditional approval.

Concerns around the improper handling of hazardous materials were noted and should be referred to the Health and Safety Executive (HSE). NNDC Environmental Protection Team had been notified of recent information and supported the outlined course of action. The Case Officer affirmed that conditions may only be attached to any permission that meet the six tests. Members must be mindful in this case of the “relevant to planning” and “relevant to the development” tests. Officers were minded to retain the precautionary informative note as is common practice, as well as recommending a ground contamination condition. Details of the land contamination condition were supplied to the Committee.

Public Speakers

Eric Seward – North Walsham Town Council
Gavin Payne – Supporting

Local Member

Cllr K Leith spoke against the application and thanked Members and Officers for attending the site visit on 2nd April, and for Cllr A Fitch-Tillett for Charing. In addition to her prior comments at the earlier meeting, she took issue with aspects of the Officer’s report. The Local Member noted there was a restrictive covenant for the site preventing the proposed use, contrary to the Officers assertion that there was no relevant planning history. Issues regarding contamination were well documented though photographic and video evidence, which was supplied to Environmental Health. Further, the buried contamination had also been visible to Members during the site visit. This evidence demonstrated that commercial activity was taking place on the site, contrary to the proposed use. Residents had reported disturbances at night, and break ins, as a consequence of activity on the site, affecting their right to quiet enjoyment. Cllr K Leith asserted that the proposal was not appropriate for a residential setting, residents disagreed with the Officer assessment that the concentration of units in the bottom left corner of the site would not adversely impact residential amenity. Within the constrained domestic setting, any noise from the site would impact all neighbouring residents. The two 360-degree cameras were a concern given they overlooked neighbouring gardens where children lived. If approved, Cllr K Leith argued there would likely be extensive enforcement action.

With respect to Local Plan Policy, the Local Member considered the application contrary to policy CC13, ENV6 and ENV8 and Chapter 12 of the NPPF.

Cllr P Henrich echoed the comments made by fellow Ward Member, Cllr K Leith. Cllr P Heinrich considered the nature of the development was at issue by consequence of increasing industrialisation within a tightly constrained residential area, along with issues of contamination. Had the application sought to replace the small, domestic structures on site it would have been acceptable. 20ft shipping containers were unsuitable for the setting.

With respect to matters of design, the Local Member, considered the application contrary to policy ENV8 in scale, mass and use of materials, and Chapter 12, Clause 139 of the NPPF.

Regarding amenity, the prior sheds had no adverse impact on residential amenity, whereas the large shipping containers had a significant negative impact both in respect to privacy and outlook exacerbated with the use of CCTV cameras which viewed into neighbouring properties. The proposal was therefore contrary to policy

ENV6. Further there were no existing businesses operating from or on the site, only domestic storage.

Whilst Cllr P Heinrich welcomed conditions relating to contamination, he stated this remained a significant concern. The land was clearly contaminated, and the application was not compliant with policy CC13, Clause 4.

Should the application be approved, the Cllr P Heinrich sought the imposition of conditions both relating to contamination, restriction of hours, assurance that no hazardous materials would be stored on site, that CCTV should not extend beyond the site entrance and entrance of shipping containers. However, it remained both his, and his fellow Ward Members opinion that the application should be refused.

Committee Debate

- a. Cllr L Paterson and Cllr P Fisher expressed their considerable concerns with the application. Cllr P Fisher considered the application would have an adverse impact on immediate neighbours, further, he was surprised that Highways did not object to the application particularly given its proximity to a school and the pressures on the highway network during drop off/pick up times.
- b. Cllr V Holliday asked how the land was classified. The DM advised the land was historically owned by the Council and transferred to Victory Housing. The land was classified as Sui Generous.
- c. Cllr R Macdonald, Acting Chairman, enquired about the significance of the restrictive covenant. The Solicitor to the Council advised that as this was a civil, private action, it should not have bearing on decision making.
- d. Cllr L Vickers was supportive of the proposed conditions restricting hours, dates, and changes to CCTV. However, was sceptical how the domestic storage condition could be controlled. The Case Officer advised Officers were content this could be enforced.
- e. The Acting Chairman proposed acceptance of the Officers recommendation to trigger a vote.

THE VOTE FOR APPROVAL WAS LOST

- f. Cllr L Paterson proposed refusal of the application, considering it contrary to Local Plan Policies ENV8 and ENV6. He endorsed the comments made by the Local Members and stated the design, scale and mass of the development was unsuitable for a residential setting and would have a negative impact on residential amenity both in respect to visual and noise disturbances. Cllr A Fitch-Tillett seconded the recommendation.

RESOLVED

That Application PF/25/2503 be REFUSED

123 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The DM introduced the performance report. It was noted that the workload of the

Planning Service had increased subsequent to the adoption of the Local Plan. The largest application ever submitted to NNDC, for Land West of North Walsham (NW62/A of the Local Plan) had now been validated generating significant work for the team.

124 APPEALS SECTION

The DM introduced the appeals report and welcomed the speed in which some applications were now being processed. It was noted that progress on difficult enforcement cases remained slow.

125 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 12.02 pm.

Chairman

Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

"Disclosable Pecuniary Interest" means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.
5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
 - a. your own financial interest or well-being;
 - b. a financial interest or well-being of a relative, close associate; or
 - c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter **affects** your financial interest or well-being:
 - a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
 - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	<p>councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council —</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land and Property	<p>Any beneficial interest in land which is within the area of the council.</p> <p>'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (alone or jointly with another) a right to occupy or to receive income.</p>
Licenses	<p>Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer</p>
Corporate tenancies	<p>Any tenancy where (to the councillor's knowledge)—</p> <p>(a) the landlord is the council; and</p> <p>(b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.</p>
Securities	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were</p>

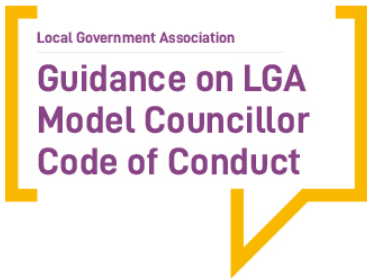
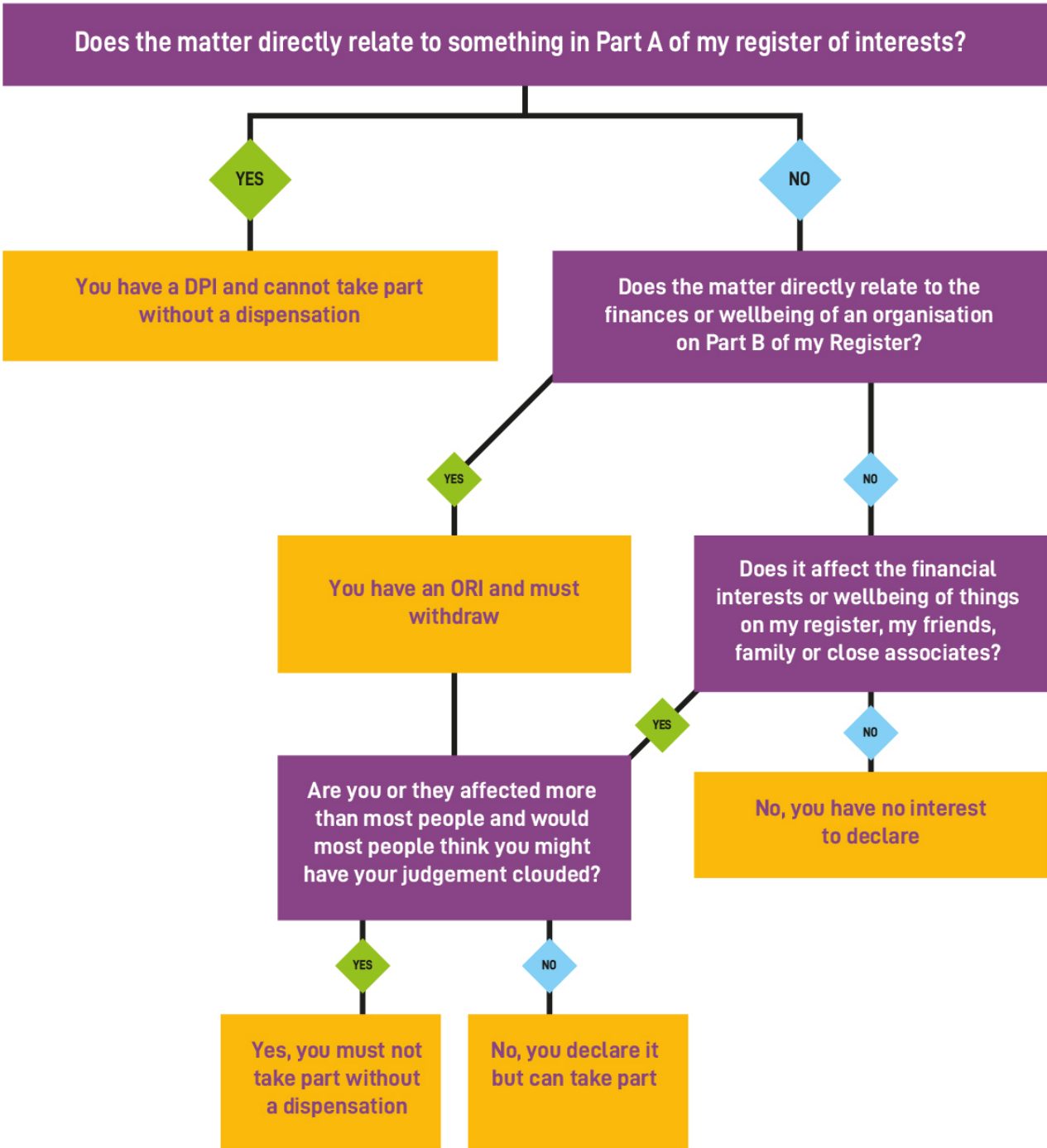
	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

<p>You have a personal interest in any business of your authority where it relates to or is likely to affect:</p> <ul style="list-style-type: none"> a) any body of which you are in general control or management and to which you are nominated or appointed by your authority b) any body <ul style="list-style-type: none"> (i) exercising functions of a public nature (ii) any body directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)
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BLAKENEY – PO/25/2837 – Residential development of up to 30 dwellings (including affordable housing), amenity space, landscaping and all associated infrastructure and works (outline with details of access only, all other matters reserved) at Land West of Langham Road, Blakeney, Norfolk.

Applicant: Mr W Page

Major Development

Target Date: 10 April 2026

Extension of Time: 29 May 2026

Case Officer: Jamie Smith

Outline Planning Permission

RELEVANT CONSTRAINTS

Allocated Residential Development Site
Agricultural Land Classification: Grade 3
Norfolk Coast National Landscape (formerly AONB)
Areas Susceptible to Groundwater SFRA
Undeveloped Coast
Landscape Character Assessment – Rolling Heath and Arable
Affordable Housing Zone 2
Rural Area
Listed Buildings in vicinity
Principal Routes
Blakeney Neighbourhood Plan Area
Mineral Safeguarding Area
GIRAMS Zones of Influence (various)

THE APPLICATION

The application site is allocated within the adopted Local Plan (LP) under Policy BLA01/B. The application seeks planning permission for the erection of up to 30 dwellings, (including 35% of affordable housing), amenity space, landscaping and all associated infrastructure and works). The application is outline with details of access only. All other matters such as landscaping, layout, scale and appearance are deferred for consideration through Reserved Matters application.

Given the topography of the site, the indicative residential scheme is concentrated within the lower, northeastern portion of the site as required by LP Policy BLA01/B and set back from the western boundary, providing a landscape buffer between the Wiveton Downs SSSI and Bowls Barrows Scheduled Monument and the proposed development.

Open space is indicatively provided to the north, south and west offering 1.48 hectares of natural and semi-natural areas, including a children's play area and SuDS basin and green corridors.

The site is accessed from Langham Road, a single point of access for the scheme, with shared surfaces and private drives within the scheme. The access route sits adjacent to existing residential dwellings along Harbour Way to the north.

To the south and east of the site access is agricultural land and the wider countryside with the

Public Right of Way (FP 17) located further to the south.

Further details / amendments received during the course of the application

- Updated sections adjacent to Harbour Way showing an 8 –10 m buffer with hedging, a footway and a swale.
- Updated details regarding Biodiversity Net Gain.
- Highway Details.

RELEVANT PLANNING HISTORY

PRE4/25/1723 - Proposed submission of an outline planning application (with all matters reserved apart from access) in accordance with NNDC Local Plan Emerging Allocation Policy BLA01/B, for approximately 30 dwellings, and associated infrastructure and services. - Given (for pre-apps).

REASONS FOR REFERRAL TO COMMITTEE

At the request Cllr Holliday due to the level of public interest and range of planning issues engaged.

CONSULTATIONS

Blakeney Parish Council - Object.

- Conflict with the Neighbourhood Plan.
- Concerns regarding increase in second homes.
- Water supply and drainage infrastructure.
- Highway safety concerns along Langham Road and potential for Morston Road (notwithstanding the latter is not approved).
- Concerns regarding access route adjacent to Harbour Way in respect to noise, disturbance, and pollution for existing residents.
- Blakeney does not require 30 new dwellings.
- If permission is granted, affordable housing should be secured.
- Requestions S106 contribution towards i) pedestrian footpath improvements; ii) dog and litter bin provision; iii) cycle infrastructure; iv) children's play equipment; v) a community noticeboard & vi) bench seating.

Landscape (NNDC) – Comment.

- Landscape and Visual Impact - Given the sites location partly within and partly on the edge of the built form of Blakeney, there is some capacity for the landscape to absorb an amount development, so long as it is appropriate in scale and layout and includes integral appropriate and proportionate soft landscape design.
- Landscape Effects - The site is typical of the Rolling Heath and Arable landscape type, defined by open arable land, lowland heath, limited settlement, and the Blakeney Esker. The LVIA rates the site as Medium High value and predicts a Moderate Adverse landscape effect, reducing once planting matures. This is broadly accepted, but the LVIA underplays impacts on dark skies, an important special quality. The Lighting Strategy is appropriate for an Environmental Zone 1 area, but detailed design should aim for minimal external lighting.

- Visual Effects - The LVIA lacks a Zone of Theoretical Visibility, though it provides good viewpoint coverage via a comprehensive set of photos. Greatest visual impacts will affect nearby residents and users of PRoWs FP17 and BR5, with some effects remaining even after planting. Impacts on the Coast Path will be less significant due to distance and existing roofscape context. A well designed, varied roofscape is essential to reduce visibility and the need for a strong planting scheme.
- Site Access – Whilst unfortunate, hedgerow removal is required for visibility splays. The gorse hedge along Langham Road should be retained if possible or replaced like-for like. A notable level change exists between the site and Harbour Way properties. Updated sections show an 8 - 10m buffer with hedging, a footway and a swale, which is considered acceptable for screening and managing run-off.
- Design Principles - The LVIA sets out sound design principles to reduce landscape and visual impact, but these must be secured through conditions in the Reserved Matters application. The Landscape Strategy Plan proposes a 20m + buffer with heath appropriate planting, though additional boundary planting will be needed. The Landscape Strategy Plan should be an approved document, and the parameters plan (01) requires amendment to detail the access. Overall, the development is acceptable and that the effects on the defined special qualities will not be significant.
- Trees and Ecology – Acceptable subject to conditions.
- GIRAMS contribution required.
- BNG – further information has been provided and considered acceptable subject to conditions.

Environmental Health – No objections – subject to conditions regarding air quality, noise (associated with ASHP), working hours and contaminated land.

Natural England – No objection subject to mitigation being secured.

Norfolk Coast Partnership – Comment. The Norfolk Coast Partnership (NCP) has concerns about the location of the proposed development in the outline planning application. Several special qualities of the protected landscape are particularly relevant to the proposal, such as dark skies and wild area, diversity of landscapes and settlement types, biodiversity and locally distinctive habitats and heritage (past and current). LPA's have a duty to further the purposes of protected landscapes, so these special qualities should be considered when determining the application.

Norfolk County Council Flood & Water Management (LLFA) – Standing Advice Only.

Norfolk County Council - Planning Obligations Co-Ordinator – Comments (outlining contribution requirements).

Norfolk County Council Highways – No objections (subject to conditions).

Norfolk Landscape Archaeology - No objections (subject to conditions).

Planning Policy (NNDC) – Supports – Outlines the background to the allocation of the site and compliance with Policy requirements.

Strategic Housing NNDC – Comments – Broad Policy compliance. Noted tenure and housing mix not in accordance with local need, however, level of affordable homes of 35%.

Norfolk Minerals and Waste - No objections (subject to conditions). The is underlain by a Mineral Safeguarding Area (Sand and Gravel), where it is considered that there is potential for materials to be used on the construction phase.

Norfolk Historic Environment Service – No objection (subject to conditions).

Anglian Water - No objection - local infrastructure has sufficient capacity to accommodate the development).

Conservation and Design (NNDC) – No objection.

- Site access broadly complies with Criterion 1 and is placed in the only feasible location, but the narrow corridor limits landscaping and risks creating a visually weak, designed entrance.
- Whilst the development appears infrastructure rich, though curved road alignments and landscaping should soften the urbanising effect beyond Harbour Way.
- In respect to criterion 2, development is confined to the north and east with a landscape buffer.
- Without elevations, design quality under Criterion 3 cannot be judged, however the parameters plan places single storey homes on higher southern ground to protect coastal views and along the northern edge to reduce neighbour impacts. Extending single storey forms eastwards may better protect Hayward Close.
- Roof heights must be kept low to preserve views, and this should be achieved through careful floorplan and building depth design rather than flattening roof pitches.
- The more informal layout is welcomed to that seen as previous informal submissions. Outbuildings could be integrated into main buildings to enhance street character rather than being pushed into backland positions.
- The materials palette appears broadly appropriate for the setting.
- Heritage impacts on the Blakeney & Glaven Valley Conservation Areas and the Blakeney Downs Barrows Bowl are neutral - key views are not blocked, significance is not harmed, and separation distances are substantial, meaning Criterion 8 is met.

NHS England - No comments received.

Local Member Councillor – Objects.

- Result in recreational, urban and landscape harm, including impacts on European sites, rural character and key views within the Norfolk Coast National Landscape.
- Heritage harm including effects on nearby Bronze Age bowl barrows and proximity to Conservation Areas.
- Highways safety concerns with risks from high-speed traffic, proximity to existing junctions and impacts on neighbouring homes.
- Impact upon dark skies, amenity impacts, surface water run-off, light pollution, sustainability of the location, and uncertainty over foul drainage and nutrient loading to the River Glaven
- The application does not with several Local and Neighbourhood Plan Policies.
- If approved, the community seeks safeguards - scrutiny of sewage capacity, S106 contributions, principal residency, delivery of affordable housing, archaeological monitoring, strong drainage mitigation and strict lighting control.

REPRESENTATIONS

67 representations have been received during the course of the application, 66 **objections** and 1 **comment**. The main concerns are summarised (full public comments can be viewed on the public website):

Objections (summarised):

- Insufficient and incorrect landscaping proposed within the landscaping strategy.
- Impact of streetlighting and dark skies status.
- Insufficient number of site notices.
- Sewerage capacity.
- Overlooking/loss of privacy to neighbouring properties from higher ground.
- Incorrect reference with the Flood Risk Assessment.
- Inadequate drainage strategy, surface water run off / flooding concerns.
- Impact upon Harbour Way due to level differences and potential flooding.
- The scheme has not been designed to prioritise trips by cyclists and pedestrians over car trips, contrary to the SCI.
- Impact of loss of active agricultural land for food production.
- Affordable Housing interpretation.
- Impact of these dwellings becoming second homes.
- Detriment to the National Landscape and views from Public Rights of Way and the Coastal Path.
- Highway safety concerns along Langham Road.
- Saturating the housing market.
- Field to the east of Langham Road is preferable.
- Insufficient information regarding access to the site from Langham Road.
- Topography of the land will result in overlooking adjacent dwellings, i.e. Harbour Way and Morson Road.
- Loss of biodiversity, detriment to local wildlife and protected species.
- Landscape impact (National Landscape).
- Conflict with national policy whereby it states that major development should be refused other than in exceptional circumstances and where it can be demonstrated that development is in the public interest.
- Outside of settlement boundary.
- Other sites are more suitable.
- Insufficient infrastructure, services and amenities to support additional housing (concerns over water pressure and sewage capacity, no capacity at local schools, GP, dental, lack of job availability, public transport.
- Access from Morston Road would result in highways safety concerns.
- Light pollution.
- Housing proposed would not be taken up by residents, lack of demand where currently surplus house already exists in the village.
- Impact of views from the coastal path.
- Impact on sewerage system which needs to be upgraded.
- Conflict with the Neighbourhood Plan.
- Impact upon Heritage Coast and Conservation Area setting.
- Car dependant location.
- Affordable housing does not meet local need.
- Risk of becoming second homes.
- Adverse impacts as acknowledged in the LVIA.
- Result in overlooking, overshadowing, overbearing on neighbouring dwellings.
- Loss of countryside and harm to European wildlife.
- Design approach for rural roads – not wide enough.
- Greenfield sites must be protected from developers.
- Impact on existing retaining walls of nearby development.
- Impact on existing neighbouring retaining walls.

Comment

Concern whether the Cley Treatment Works can accommodate both allocation site (BLA01/B and land west of Langham Road. Capacity for BLA04/A). The approval of one should not prejudice the other on viability grounds.

HUMAN RIGHTS IMPLICATIONS:

Art. 8: The right to respect for private and family life.

Art. 1 of the First Protocol: The right to peaceful enjoyment of possessions

Having considered the above matters, APPROVAL of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Local Plan 2024-2040 (December 2025):

CC1- Delivering Climate Resilient Sustainable Growth

CC3 - Sustainable Construction, Energy Efficiency & Carbon Reduction

CC4 - Water Efficiency

CC7 – Flood Risk & Surface Water Drainage

CC8 - Electric Vehicle Charging

CC9 - Sustainable Transport

CC10 - BNG

CC11 - Green Infrastructure

CC12 - Trees, Hedgerows & Woodland

CC13 - Protecting Environmental Quality

SS1 - Spatial Strategy

HC2 - Provision & Retention of Open Spaces

HC4 - Infrastructure Provision, Developer Contributions & Viability

HC5 - Fibre to the Premises (FTTP)

HC7 - Parking Provision

ENV1 – Norfolk Coast National Landscape and the Broads

ENV2 - Protection & Enhancement of Landscape & Settlement Character

ENV3 - Heritage & Undeveloped Coast

ENV4 - Biodiversity & Geodiversity

ENV5 - Impacts on international & European sites, Recreational Impact Avoidance Mitigation Strategy

ENV 6 - Protection of Amenity

ENV7 - Protecting & Enhancing the Historic Environment

ENV8 - High Quality Design

HOU1 - Delivering Sufficient Homes

HOU2 - Delivering the Right Mix of Homes

HOU8 - Accessible & Adaptable Homes

HOU9 - Minimum Space Standards
DS1 - Development Site Allocations
BLA01/B – Land West of Langham Road.

Blakeney Neighbourhood Plan (November 2023)

Policy 1 - Affordable Homes or Local People
Policy 2 – Managing Second Home Ownership
Policy 6 – Design of Development
Policy 7 – Improving the Design of New and Replacement dwellings
Policy 10 – Drainage and Flooding
Policy 11 – Biodiversity and Accessibility
Policy 12 – Dark Night Skies
Policy 14 - Sustainability of Open Space

Minerals and Waste Development Framework - Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026

Material Considerations:

National Planning Policy Framework (December 2024):

Chapter 2 Achieving sustainable development
Chapter 4 Decision-making
Chapter 5 Delivering a sufficient supply of homes
Chapter 6 Building a strong, competitive economy
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 10 Supporting high quality communications
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 15 Conserving and enhancing the natural environment
Chapter 16 Conserving and enhancing the historic environment
Chapter 17 Facilitating the sustainable use of minerals

Supplementary Planning Documents:

North Norfolk Design Guidance (2011)
North Norfolk Landscape Character Assessment (2021)
North Norfolk Landscape Sensitivity Assessment (2021)
North Norfolk Open Space Assessment (2019)

Other relevant documents

Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy -
Habitats Regulations Assessment Strategy Document (2021)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle of development**
- 2. Housing Mix**
- 3. Design and Impact on Character and Appearance of Locality**
- 4. Amenity**
- 5. Landscape and Visual Impact**

- 6. Ecological impacts, BNG and GIRAMS**
- 7. Impact on Trees**
- 8. Highways and Parking**
- 9. Heritage**
- 10. Flooding and Drainage**
- 11. Developer contributions**
- 12. Environment Consideration**
- 13. Other Matters**
- 14. Conclusion and Planning Balance**

1. Principle of Development

The spatial strategy for North Norfolk is set out within Local Plan Policy SS 1. This states that the majority of new development within the district will take place in the larger towns and villages having regard to their role as employment, retail and service centres, identified need and capacity to accommodate sustainable growth. The policy lists Large Growth Towns, Small Growth Towns, Large Growth Villages and Small Growth Villages. The rest of North Norfolk is designated as 'Countryside' and development will be restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy.

Blakeney is designated as a Large Growth Town in the settlement hierarchy, recognising its wider role as local service centre in meeting the needs of residents and those of a wider rural hinterland.

The site subject of this application is allocated in the new Local Plan for housing growth under Local Plan Policy BLA01/B – Land West of Langham Road. Proposals for the site should be in accordance with and compatible with the site specific Policy BLA01/B. This policy sets out proposals should include the provision of approximately 30 dwellings, public open space, and associated on and off-site infrastructure including 12 supporting criteria for the allocation set out below.

- 1) Provision of convenient and safe vehicular access including alterations onto Langham Road, including carriageway widening at the site frontage to a minimum of 5.0m;*
- 2) Residential development should be limited to the north and east of the site adjacent to the existing built form, and its design should incorporate appropriate on-site open space to reduce increased recreational disturbance.*
- 3) Delivery of high-quality design which pays careful attention to site layout, building heights, materials and glazing in order to minimise the impact of the development on the National Landscape and wider landscape views of Blakeney Marshes, and to protect the residential amenities of adjacent occupiers.*
- 4) Provision of footway improvements along Langham Road, including the provision of a 2.0m wide footway along the site frontage where appropriate, and extending within the highway to the junction of Harbour Way;*
- 5) Provision of a new pedestrian/cycle link that connects the site to Morston Road including associated off-site improvements, connecting through to Langham Road.*
- 6) Provision of a high-quality landscaping buffer along the western boundary to Morston Road, and the creation of a soft edge to the southern site boundary and access road to Langham Road, including the retention and enhancement of the existing boundary trees and hedgerows.*
- 7) On-site delivery of multi-functional open space together with measures for its on-going maintenance.*

- 8) *Development should conserve, and where appropriate, enhance the significance of Two Bowl Barrows scheduled monument to the west of the site, and provide appropriate mitigation for the impact of development on their setting.*
- 9) *Submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European Sites and greenfield run off rates are not increased.*
- 10) *Submission, approval and implementation of a Foul Water Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site.*
- 11) *Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS).*
- 12) *Submission and approval of an impact assessment in relation to local recreational pressures on Wiveton Downs SSSI, development will need to provide effective mitigation which includes the enhancement of existing natural boundaries to mitigate the impact on its setting.*

The proposal has been assessed against the site specific criteria and is considered to be compliant with all requirements, except criterion 5. There is conflict with criterion 5 relating to the provision of a new pedestrian/cycle link that connects the site to Morston Road including associated off-site improvements, connecting through to Langham Road. Despite the site being allocated through the Local Plan process and later adopted, the Highways Authority raised late concerns prior to submission of the outline application. It was advised that any form of access to Morston Road would result in an objection due to a combination of highway and pedestrian safety issues, the need for third-party land, and doubts over the overall deliverability.

As such while criteria 5 is not met, reasonable justification has been offered to depart from this criterion. In summary, the principle of residential development on this site is acceptable subject to compliance with LP Policy BLA01/B and other relevant Development Plan policies as set out within this report.

2. Housing Mix

Local Plan (LP) Policy HOU 2 states that all new housing developments shall provide for a mix of house sizes and tenures in accordance with the prescribed criteria in the policy.

The proposals would be considered under the criteria for 26-150 dwellings or sites larger than 0.4 hectares within Affordable Zone 2, whereby such scale of development would be expected to deliver at least 35% of affordable homes on site.

Regarding market dwellings, LP Policy HOU2 expects a housing mix where at least half the units shall comprise 2-3 bed properties of which 20% shall be two-bed and 80% three bed. Regarding the affordable housing mix requirements 25% shall be intermediate housing and the remainder rented in a mix comprising one, two and three bed with the majority two bed.

With a site allocation of up to 30 dwellings, it is recognised that the LP Policy HOU2 (in relation to schemes comprising 26 to 150 dwellings) requires at least one "serviced" plot on the site.

LP Policy HOU8 requires that all new homes must be designed and constructed in a way that enables them to be adapted to meet the changing needs of their occupants over their lifetime. Accordingly, all new dwellings shall meet the Buildings Regulations M4(2) Category 2 Standard. Also, under LP Policy HOU8 a minimum of 5% of dwellings shall be provided as wheelchair user dwellings in accordance with the Building Regulations M4 (3) standard

Category 3 (this would be plot indicative 23). Policy HOU 9 sets out that all new dwellings shall comply with or exceed the minimum Nationally Described Space Standards.

Affordable Housing

The application is proposing to provide 11 affordable dwellings. This figure equates to 36.7% of the proposed dwellings and is therefore in accordance with LP Policy HOU2.

In respect to housing need, there were 374 households on the Council's housing list who want to live in Blakeney. Of these 135 are in the highest needs bands. The largest need amongst these households is for smaller 1 bedroom homes but there is also a need for family homes in particular, larger 4-bed homes. While the indicative mix within the application does not directly mirror this profile, the proposal acknowledges the identified need and will include a planning condition requiring that any Reserved Matters submission must be accompanied by an Affordable Housing Scheme setting out the detailed type, tenure and location of the affordable units. This approach will allow the final mix to be responsive to the most up to date local housing need at the time of the Reserved Matters submission stage. Given that the scheme is for 'up to 30 dwellings', it is considered that a planning condition is proposed to secure an appropriate mix at the reserved matters stage.

In terms of tenure, the highest need is for rented homes. Of the 11 affordable units, 9 would be affordable rent and 2 shared ownership ensuing an appropriate tenure split according with LP Policy HOU 2, where the 75% rented and 25% shared ownership tenure can be secured through S106 obligation.

Market Housing

The proposal is for 19 market dwellings indicatively consisting of three x 2 bed, eleven x three bed and four x 4 bed houses. The provision of 2-3 bed properties amounts to 14 dwellings, exceeding the 50% requirement. The mix of around 21% two-bed and 79% three-bed homes is very close to the expected 20/80 split of LP Policy requirements within HOU 2.

Self-build

The application is proposing to provide one self-build/custom build plot in accordance with the requirements of LP Policy HOU2.

Summary

Overall, the proposal provides a policy compliant mix of housing that responds to identified local needs. It delivers 11 affordable homes with a tenure split and a mechanism to agree the final mix at the Reserved Matters stage. This will ensure that it can reflect the most up to date housing need in Blakeney.

The market housing mix also complies with LP Policy HOU2, with over half of the homes being 2 or 3-bed properties matching the expected 20/80 split. The inclusion of a self-build plot further supports choice and diversity.

All proposed units will accord with the National Minimum Space Standards by meeting or exceeding these internal space requirements and can be dealt with by way of planning condition.

Overall, the development would make a meaningful contribution to meeting identified affordable housing needs in the area, and the delivery of policy compliant affordable housing at the reserve matters stage represents a material consideration weighing in favour of the proposal.

The proposed scheme is considered to comply with LP Policy HOU 2.

3. Design and Impact on Character and Appearance of Locality

Local Plan (LP) Policy ENV 8 requires all development to be of high-quality design, that reflects the characteristics of the site and respects local character in terms of layout, landscaping, density, mix, scale, massing materials, finish and architectural details and delivers an energy efficient and low carbon development. All proposals should take account of the North Norfolk Design Guide SPD and proposals will be expected to demonstrate the proposals contribute positively to the public realm, retains important landscaping and natural features, includes appropriate landscape and ecological enhancements.

This application is submitted in outline, with only matters of access for detailed consideration at this stage. The application is accompanied by a Indicative Proposed Site Plan which demonstrates how the different components of the scheme can be incorporated. The Indicative Proposed Site Plan identifies areas for residential development, open space, landscaping, SUDS etc in line with the criteria set out in LP Policy BLA01/B. The submitted Parameters Plans also illustrate the developable area of the land, access to the site and indicative heights of proposed dwellings. In the event that Outline planning permission was granted, a condition would require that subsequent Reserved Matters accord with the Parameters Plans.

Layout

The indicative scheme seeks to respond to Criterion 2 of Policy BLA01/B with built form concentrated within the lower, northeastern portion of the site with open space provided to the north, south and east. The land falls to the north where the indicative proposal reflects the topography of the site where bungalows (one or one and a half storey dwellings) are to be positioned on slightly higher ground to reduce visual impact and the lower ground (northern most boundary) to minimise overlooking and impact on existing dwellings. The scheme has been designed to respond to the landscape requirements as identified in the policy criterions. This is achieved through the location of the open space on the western boundary of the site that buffers the SSSI strengthened by new planting and landscaping to soften views. Landscaping will also be provided to the southern boundary to minimise the scheme's visual impact when viewed from the south. The eastern boundary's hedging will be reinforced to provide additional screening and enhancement. The landscaping proposals, in addition, to the main open space provision is considered appropriate and relates well with the setting. The indicative layout depicts a more informal arrangement more suited for the rural context.

Scale, Massing and Appearance

The indicative building heights (as identified on the Parameters Plan) establish the maximum dwelling height across the site. As referred to above, the proposed heights of dwellings have had regard to the topography of the site and the sites natural level changes and prevent impinging upon the coastal views of the marshes and limit any potential unneighbourly impacts.

Whilst only indicative at this stage, a materials palette detailing traditional and vernacular materials including the use of flint, red and painted brick and clay roof tiles together with detailed features such as sash style windows, bay projections, porches and decorative brick course is considered to be appropriate for this rural context.

In terms of density, the policy sets out proposals should include the provision of approximately 30 dwellings, public open space, and associated on and off-site infrastructure. The proposed density is not regarded as overdeveloped. The general density considerations per hectare is 30 for villages and 40 for towns as a starting point, with allowances made in allocated sites to

ensure delivery of a range of uses and taking into account local density, character and site contexts.

Site Access

The development proposes a single access point from Langham Road, with pedestrian access extending to the shared surfaces. A 2 metre footpath linking to Harbour Way, and off-site pedestrian improvements to enhance connections to nearby amenities in Blakeney, including Kingsway, Saxlingham Road and Wiveton Road, will be provided and all to be secured by planning condition.

The proposed scheme is considered to comply with LP Policy ENV 8, Criteria of LP Policy BLA01/B and having regard to Policy 6 and 7 of the Blakeney Neighbourhood Plan.

Whilst not in accordance with the requirements of criterion 5 of LP Policy BLA01/B, reasonable justification has been offered to depart from this criterion based on highway and pedestrian safety concerns and this should be weighed in the overall planning balance.

4. Amenity

Local Plan (LP) Policy ENV 6 sets out that all new development will provide for a high standard of amenity including adequate living conditions. Development will not be permitted which causes unacceptable impacts on the amenity of neighbouring occupants or does not provide for adequate levels of amenity for future occupants. In assessing the impact of development on existing occupants, proposals should take account of the North Norfolk Design Guide or justify any departure from these standards must have regard to the following considerations:

- provision of appropriate private amenity space.
- loss of privacy and outlook and prevention of overlooking.
- loss of daylight and/or sunlight and prevention of overshadowing.
- prevention of disturbance from odour, noise, vibration, dust, air and artificial light pollution.

The North Norfolk Design Guide sets out minimum distances between dwellings looking at different types of elevation based on the living accommodation views that may be affected. Additionally, it states that residents should have the right to adequate privacy levels and that new development should not lead to any overbearing impacts upon existing dwellings. Existing residents should also be free from excessive noise and unwanted social contact. Additionally, private garden areas should be of adequate size and shape to serve their intended purpose. They should be substantially free from shading and are recommended to be of an area equal or greater than the footprint of the dwelling they serve.

The application is submitted in outline, with matters of access for consideration only. An indicative site plan has been provided, showing that a suitable buffer can be maintained between the development and existing properties to the north and east and adjacent to access along Harbour way. Although detailed matters of layout, scale and appearance will be assessed at the Reserved Matters stage, the Indicative Site Plan demonstrates that dwellings can be positioned at sufficient distances to avoid unacceptable impacts on neighbouring amenity, including overshadowing, loss of light and overlooking. For example, the Parameters Plan indicates that dwellings to the north would be single storey and located between approximately 27 and 46 metres (respectively) from existing properties along Morston Road.

Nearby residents have raised concerns regarding overlooking, loss of privacy and the effect of changes in site levels. These matters are acknowledged and, where necessary, can be controlled through planning conditions and addressed in detail at the Reserved Matters stage.

Having regard to the concerns raised, it is considered that that submitted information demonstrates that the site can accommodate up to 30 dwellings without causing detriment to the amenity of existing residents. The layout indicates that dwellings can be positioned and orientated to avoid unacceptable impacts in terms of privacy, light and overbearing effects. The proposal is therefore considered capable of complying with the North Norfolk Design Guide in these respects.

The proposed scheme is considered to comply with LP Policy ENV 8 and Criteria on LP Policy BLA01/B.

5. Landscape and Visual Impact

Local Plan (LP) Policy ENV 1 seeks to protect the Norfolk Coast National Landscape (NCNL) and the Broads from inappropriate development to ensure the conservation and enhancement of their natural beauty, defined special quality, and character. The policy requires proposals within or affecting the settings of the NCNL or the Broads to be assessed for impacts on scenic beauty, biodiversity, cultural heritage and tranquillity.

LP Policy ENV 2 seeks to require development to respect and enhance local landscape character, settlement patterns and the relationship between settlements and their surroundings. Proposals should be assessed against the Landscape Character Assessment Supplementary Planning Document (SPD) and should be sympathetic to the key characteristics and valued features of the area. Proposals should set out how the development will protect and conserve the defining qualities and distinctiveness of the Landscape Character Type.

The site is allocated for up to 30 dwellings in the North Norfolk Local Plan (2024–2040) under Policy BLA01/B. As it lies within the Norfolk Coast National Landscape, national policy requires great weight to be given to conserving landscape and scenic beauty. The site comprises an arable field on the southern edge of Blakeney, bordered by existing development to the north and east, with hedgerows and rising land to the south and west. A Public Right of Way runs along the western boundary toward Wiveton Downs SSSI, a nationally important esker landform that provides partial visual containment.

The site lies within the Rolling Heath and Arable Landscape Type as defined within the North Norfolk Landscape Character Assessment, 2021 SPD). Rolling arable fields, lowland heath, lack of settlement, an open elevated landscape and the notable Blakeney Esker are key characteristics of the Type. The Landscape Visual Impact Assessment (LVIA) (Liz Lake Assoc, Dec 2025) concludes that the landscape to the site is considered to have a Medium - High value which is agreed by Officers.

Although the site occupies a sensitive location, it is partly enclosed by the existing settlement and is considered to have some capacity to accommodate development. Any scheme must be appropriate in scale and supported by landscaping measures to ensure an integrated extension to the village and to minimise visual impact on the wider National Landscape.

It is acknowledged that the character of the site itself would change as a result of the proposed development, with the existing open arable land lost and replaced by a new residential development with associated open space and infrastructure. The submitted Landscape Visual Impact Assessment (LVIA) concludes the development will incur a '*Moderate Adverse Effect*'

on the surrounding landscape character accounting for the National Landscape designation. Once the substantial landscape planting has established, in the long term this is anticipated to reduce to a '*Moderate to Slight Adverse Effect*'.

It is considered that the LVIA places limited emphasis on the potential effects on the area's valued dark skies, a recognised special quality of the National Landscape; however, the submitted Lighting Strategy which supports the planning application sets parameters, which should be secured and carried through to detailed design, building on the principle of absolutely minimal lighting for this site.

As required by allocation Criterion 2 of Policy BLA01/B, the scheme has been designed to minimise harm by concentrating development on the lower, north eastern part of the site, continuing the existing settlement pattern. The Parameters Plan indicates that one or one and a half storey dwellings are to be positioned on slightly higher ground to reduce visual impact and preserve filtered views towards the coast and St Nicholas Church. In terms of visual effects, the LVIA concludes that the most significant visual effects will be experienced by adjacent residents and by users of nearby Public Rights of Way, particularly Blakeney FP17 to the south and west, and Blakeney BR5 to the southeast which traverses the Wiveton Downs SSSI. While strategic planting will reduce these effects over time, some residual adverse impacts will remain due to the site's openness and proximity to receptors. More limited visual effects are anticipated for users of the Coast Path to the north, where views are more distant and the development will be perceived within the context of existing roofscapes. Ensuring a varied and appropriately scaled roofscape, effects on longer views from the coast and elevated routes will be limited and diminish over time.

The layout incorporates significant open space and green infrastructure, including new tree planting, hedgerows, a SuDS basin, and a significant area of heathland habitat to the west including a 20 metre buffer, creating ecological connectivity and reinforcing the heathy character of the wider landscape.

In summary, the character of the site itself would change as a result of the proposed development with the loss of a greenfield arable site. The visual impact therefore reinforces the need for robust planting throughout the development to mitigate effects on key receptors and to support integration of the scheme into the wider landscape. As a result, any harmful effects would diminish over time as landscaping becomes established.

The proposed scheme is considered to comply with LP Policies ENV 1 and 2 and Criteria on LP Policy BLA01/B and having regard to Policy 11 of the Blakeney Neighbourhood Plan.

6. Ecological impacts, BNG and GIRAMS

Local Plan (LP) Policy CC10 sets out that qualifying development must achieve a minimum of 10% Biodiversity Net Gain. The accompanying biodiversity net gain strategy should set out the pre-development biodiversity value of the development site, demonstrate application of the mitigation hierarchy, clarify and explain the predicted biodiversity outcomes, compliance with the BNG Hierarchy and details of how it will be maintained for at least 30 years after the development is completed.

LP Policy ENV 4 sets out all policy proposals will be expected to provide suitable ecological surveys, retain, protect and buffer ecological and geological features and provide for the appropriate management of those features, deliver BNG, incorporate biodiversity enhancement measures and avoid net loss or fragmentation of habitats. Adverse impacts must be addressed, be in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and any adverse effects on nationally and locally designated

sites only permitted where it can be demonstrated that the needs outweigh the adverse impacts.

LP Policy 11 of the Blakeney Neighbourhood Plan requires development to demonstrate how it delivers a minimum 10% 'net gain' in biodiversity and improves connections with existing open spaces in and around Blakeney. Landscape proposals must form an integral part of any development design, with trees and hedgerows retained unless removal is supported by an Arboricultural Impact Assessment carried out in accordance with BS5837:2012, Trees in relation to design, demolition, and construction. All new development must maximise opportunities to enhance the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside provided proposals would not result in adverse impact on the integrity of the European sites.

Ecology

The application is accompanied by an Ecological Assessment. The site sits on the southern edge of Blakeney, comprising an arable field sloping from north to south. It is enclosed by existing development along Morston Road to the north and Langham Road, including residential properties to the east. A public footpath is located to the south and runs towards the western boundary toward Wiveton Downs SSSI, the rising esker landform that wraps around the site and provides natural visual containment.

In respect of protected species, the Ecological Assessment identifies the site as predominantly arable cropland with small areas of neutral grassland, scrub and four lengths of boundary hedgerow, a priority habitat. Impacts identified include two hedgerow breaches and some habitat loss. The assessment also considers potential effects on foraging bats, nesting and overwintering birds, hedgehogs and widespread moths. Having reviewed the report, it is not considered that protected species would represent a fundamental ecological constraint to the proposals. Mitigation measures are proposed and these would be secured by planning condition. Initial concerns were raised regarding nesting and over wintering birds, with the Councils ecologist suggesting that further surveys should be carried within the 2026 season to help inform the ecological mitigation requirements. The full results of the bird surveys and any mitigation recommendations should be provided at the Reserved Matters Stage.

The Landscape Officer is satisfied that the proposed layout maintains an appropriate buffer to Wiveton Downs SSSI, with at least 30 metre buffer of greenspace retained between the SSSI boundary and the built development. In line with the recommendations of the Ecological Assessment, the boundary hedgerow adjoining the SSSI should be strengthened to discourage informal access onto this private and highly sensitive designated site.

Subject to appropriate conditions, the development is considered acceptable.

GIRAMS

LP Policy ENV5 seeks to require developments that increase recreational pressures on internationally designated nature conservation sites to mitigate their impacts from the development via a standard per dwellings tariff secured through planning obligations and/or via on-site mitigation. The policy applies to all net increases in residential development within the identified zones of influence.

There are nine statutory sites: two National Nature Reserves (NNRs), two Sites of Special Scientific Interest (SSSIs), two Special Areas of Conservation (SACs), two Special Protection Areas (SPAs) and one RAMSAR site within 2km of the site. The Landscape Officer agrees with the findings of the shadow HRA assessment which concludes that recreational

disturbance in isolation is unlikely to impact the designated sites. This is due to the size of the development, and that mitigation in the form of onsite greenspace is planned and that connections to local rights of way are currently present.

The cumulative recreational impacts from new overnight accommodation in Norfolk is considered to have a significant adverse impact upon the integrity of European Sites. The Norfolk Authorities adopted the Green Infrastructure and Recreational impact Avoidance Mitigation Strategy (GIRAMS), a strategic mitigation measure, on 1st April 2022. GIRAMS requires a tariff payment of £315.58 (1 April 2026) per dwelling to be made by the developer to fund mitigation measures to be implemented across Norfolk. Subject to securing this payment there would be no other potential pathways of impacts upon any other designated sites.

Biodiversity Net Gain

LP Policy CC10 seeks to ensure Biodiversity Net Gain (BNG) is achieved in order to help protect and enhance the natural environment, which supports the overall long-term adaptability and resilience to climate change.

The application is subject to mandatory 10% BNG requirement. Accurate baseline values must be agreed prior to determination to allow both the council and applicant to be fully informed of the unit requirements to deliver 10% BNG across all relevant unit types.

BNG information has been submitted with the application in the form of a completed metric (Statutory Metric), a Baseline Development BNG Plan, a Post-Development BNG Plan, a BNG Statement and BNG Condition Assessment.

The metric demonstrates the required 10% (or greater) gain in habitat units. The Ecology Officer has confirmed that they are satisfied with the baseline BNG calculations provided with this application. The onsite BNG delivery would be considered 'significant', a Habitat Management & Maintenance Plan (HMMP) will need to be submitted when discharging the biodiversity gain condition, including a monitoring fee to be included in any legal agreement to ensure that the biodiversity gains are delivered over 30 years.

Summary

The proposed scheme is considered to comply with LP Policies ENV 4, ENV 5, CC 10 and Policy 11 of the Blakeney Neighbourhood Plan.

7. Arboricultural

Local Plan (LP) Policy CC12 seeks the retention and incorporation of existing and new trees and hedgerows within proposals and to protect trees, hedgerows, woodland and other natural landscape features from harm or loss. The criteria provides the approach to potential loss or harm of protected trees, hedgerows and woodland, including securing compensation. A landscape strategy will be required to detail the potential impact, loss or harm to any existing natural landscape features.

The application was accompanied by an Arboricultural Impact Assessment (AIA) and illustrative Landscape Strategy, where the latter specifies adequate replacement planting in lieu of any loss of hedgerows.

The site comprises an arable field with hedgerows and trees within the periphery of the site with development able to be delivered in the centre of the site with low arboricultural impact.

The assessment concludes that whilst the main loss is hedgerow removal necessary to facilitate access and visibility splays to the site, all trees and other landscape features are to remain as part of the development.

Subject to conditions ensuring replacement planting and tree protecting, the Arboricultural assessment demonstrates that there are no overwhelming arboricultural constraints to the site.

It is considered that subject to conditions, the proposed development meets the requirements of LP Policy CC12.

8. Highways and parking

Local Plan (LP) Policy CC 9 sets out that development shall be well located and designed to minimise the need to travel and maximise use of sustainable forms of transport

LP Policy HC 7 (Parking Provision) states that adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development and in order to avoid inappropriate on-street parking, highway safety problems and protect living and working conditions locally. Development proposals should make provision for vehicle and cycle parking in accordance with the Norfolk County Council Parking Guidelines and take into account the requirements of the North Norfolk Design Guide.

Vehicular Access

The development will have a single access point from Langham Road which includes appropriate visibility splays, access arrangement to meet highways adoptable standards and relocation of the speed limit changes from 30 mph to 60 mph (and vice versa) further south along Langham Road. The Indicative Site Plan details the internal access road would be a private permeable shared surface extending from the access road, to include turning heads for fire trucks.

Off Site Improvements

The scheme also includes off site pedestrian improvements in order to enhance the connectivity of the site to the nearby amenities and facilities in Blakeney and also along the walking route from the proposed development to Blakeney Primary School. These relate to footway improvement and widening including tactile paving at Harbour Way, Kingsway, Saxlingham Road Wiveton Road which will be secured by planning condition.

Vehicle Trip Generation

The Transport Statement identifies that the proposed development is forecast to generate 14 vehicle movements within the traditional AM peak hour (0800-0900) and 11 vehicle movements within the traditional PM peak hour (1700-1800). The proposed development is forecast to generate a total of nine pedestrian movements within the AM peak hour and three pedestrian trips during the PM peak hour. Therefore, the proposed development is forecast to have a negligible impact on the local highway network in terms of forecast vehicle trip generation within the traditional AM (0800-0900) and PM (1700-1800) peak hours.

Sustainability

The site is located within Blakeney with various amenities and facilities accessible on foot and bicycle. Public transport includes local bus services which are accessible within a seven

minute walk from the proposed site access on Langham Road. There a number of Public Rights of Way (PROW) footpaths in vicinity of the site providing access to nearby villages and rural areas. Additionally, regional cycle route 30 is a seven minute cycle ride away and offers access into the town of Holt to the east and to Langham.

Car Parking

Parking provision would form part of the consideration of any subsequent Reserved Matters application. However, it is considered that sufficient space could be accommodated within the site to provide adequate parking to serve the development in accordance with LP Policy HC 7.

The Highway Authority has raised no objections to the proposals on highway safety grounds including additional vehicular movements to and from the site and joining onto Langham Road, noting the concerns raised by the public within the public consultation. There is considered appropriate capacity in the local highway network to accommodate the proposed development.

Summary

The proposed scheme would comply with LP Policy CC 9 and Criterion 1 of allocation Policy BLA01/B to provide the access from safe vehicular access including alterations onto Langham Road, including carriageway widening at the site frontage to a minimum of 5.0m.

Electric vehicle charging points would be incorporated into the proposals and similarly secured by condition.

9. Heritage

Local Plan (LP) Policy ENV 7 requires that development proposals will conserve and, where possible, enhance the historic environment. This includes conserving historic landscapes and built form and settings and protection for designated and non-designated heritage assets and Conservation Areas.

Criterion 8 of the allocation Policy BLA01/B is most pertinent to the consideration of the impact on heritage assets (requiring the proposals to conserve, and where appropriate, enhance the significance of Two Bowl Barrows scheduled monument to the west of the site, and provide appropriate mitigation for the impact of development on their setting).

In terms of any heritage impacts, the assets that could be affected by the development would be the scheduled Bowl Barrows on Blakeney Downs to the west and the Blakeney & Glaven Valley Conservation Areas to the east. In respect to the former, the proposed development is not considered to block important views of these sites. Additionally, simply having the development nearby is not considered to undermine their respective significance. Furthermore, significant landscaping is proposed with a minimum of a 20 m buffer to the west of the site which will enhance the separation to the west of the site.

In respect to the Blakeney & Glaven Valley Conservation Areas, given the distance between the development and both heritage designations, and that the Scheduled Bronze age mounds are situated on a raised and more enclosed landscape, the development is considered to have a neutral impact on these heritage assets. Whilst it is acknowledged that enhancement is not realistically achievable, the scheme complies with the policy requirement to protect the asset.

Public concern is noted. However, officers consider that the proposals are acceptable from a heritage and conservation perspective. They would not result in detrimental impacts on the significance of the designated and non-designated heritage assets, and their character and appearance would predominantly be preserved. The proposals would accord the Development Plan policy considerations.

The proposed scheme is considered to comply with LP Policy ENV 7 and Criterion 8 of the allocation Policy BLA01/B.

10. Flooding and drainage

Local Plan (LP) Policy CC 7 sets out development will be located where this minimises the risk of flooding, and mitigating such risk through avoidance, design and implementation of sustainable drainage (SuDS) principles. Development should not materially increase flood risk to other areas and will incorporate appropriate surface water drainage mitigation measures to minimise its own risk of flooding. Proposals will have regard to climate change and flood extents from all sources identified in the NNDC Strategic Flood Risk Assessment, and subsequent updates.

Additionally, developers will be required to demonstrate compliance with national policy, by showing the development:

- does not increase greenfield run off rates and vulnerability of the site,
- has a positive impact on the risk of surface water flooding,
- addresses potential impact of infiltration upon groundwater,
- provides adequate foul water treatment and disposal,
- has suitable access, is safeguarded and does not compromise existing drainage schemes of a larger site.

Open areas within new development must be designed to optimise drainage and reduce run-off. Where SuDS are proposed development proposals should be an integral part of the green infrastructure framework and provide multi-functional benefits. Adherence to Lead Local Flood Authority (LLFA) Guidance which includes appropriate Flood Risk Assessment / Drainage Strategy and follows the drainage hierarchy. Drainage requirements including detailed maintenance and management arrangements for the lifetime of the development will be secured by way of planning conditions and / or obligations.

Criteria 9 and 10 of allocation Policy BLA01/B require -

9. Submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European Sites and greenfield run off rates are not increased.

10. Submission, approval and implementation of a Foul Water Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site.

The application is accompanied by a Flood Risk Assessment and Drainage Strategy. The site slopes from southwest (24.33m AOD) to northeast (15.68m AOD). The site is situated within flood zone 1 (the lowest probability of flooding). Rainfall is assumed to naturally soak into the ground where the site is underlain by sandy soils where the geology is considered suitable for infiltration. Drainage infiltration testing on the site has provided favourable results and

groundwater was not encountered. The groundwater level is at least 13.7m below site ground levels where the risk of groundwater flooding occurring is therefore considered to be very low.

Although the site is currently greenfield, it has no surface water management in place. Local representations have raised concerns regarding potential for flooding and surface water runoff and these matters have been considered. The site is considered at low risk of flooding from all sources. The SUDS based drainage strategy for the site includes the use of swales, permeable paving, rain gardens, gullies, soakaways in rear gardens and an infiltration basin, reducing flood risk by attenuating the rate and quantity of surface water run off for and promoting groundwater recharge via infiltration.

Essentially, the SUDS strategy would introduce controlled attenuation and discharge which is a better control of runoff. It can improve water quality, support biodiversity and reduce flood risk, meaning the proposed development would deliver an improvement over the existing situation.

Based on the drainage strategy the infiltration rate demonstrates that the ground is permeable enough to absorb water effectively. The drainage design meets national SUDS standards by ensuring small, frequent rain events are fully absorbed into the ground by the methods already stated. In accordance with Criterion 9, greenfield run off rates are not increased.

The surface water drainage strategy is considered acceptable.

Regarding foul drainage, the nearest foul water sewer is located within Morston Road, less than 10m from the boundary of the site and Anglian Water has confirmed the foul sewer system has available capacity at this site. The scheme is proposing a gravity fed connection to the foul water network. There is capacity at the Cley Glanford Road Water Recycling Centre for foul water from this development.

The proposals are considered to accord with LP Policy CC7, Criteria 9 and 10 and having regard to Policy 10 of the Blakeney Neighbourhood Plan. As set out in the response from Anglian Water, there is capacity in the local infrastructure to accommodate the proposed development.

11. Developer contributions

Local Plan (LP) Policy HC 4 requires the delivery of necessary infrastructure and secure sustainable development. The Council will secure infrastructure through specific developer contributions in order to service, manage and mitigate the impact of development which meets the tests of the NPPF. Development will be expected to contribute towards the provision of infrastructure, affordable homes, community infrastructure, deliver and maintenance of open space, sustainable transport, environmental infrastructure, visitor impact mitigation, other requirements in Neighbourhood Plans and monitoring purposes.

The North Norfolk Open Space Assessment provides the most up to date evidence of local need. It provides the justified evidence to support the requirement for open space contributions.

Based on the mix of housing tenures, sizes and types shown within the submission, there would be an onsite requirement for amenity green space and play space for children. Offsite contributions would be required for allotments, parks and recreation, play space (youth) and natural green space.

Assessment of Requirements

Open Space

LP Policy HC 2 seeks to protect existing open spaces from the possible adverse impacts of development and to ensure that where new development takes place it is served by the right quantity and type of open space to meet the needs of residents. New open space or improvements to existing areas, will be secured through planning conditions and/or section 106 planning obligations.

Based on the indicative mix of housing shown within the submission, the following would be required. However, necessary open space provision will be subject to a formula based approach, agreed through S106 obligation, setting out financial contribution of open space typologies once the final housing mix is agreed at the Reserved Matters stage.

Based on the indicative housing mix

On site

Play Space (Children)

There is indicative requirement for **68sqm** of children play space for the proposed development. A dedicated area has shown in the public open space area.

Amenity Green Space and Natural Green Space:

There is an indicative requirement is for **680sqm** of Amenity Green Space for the proposed development to be provided on site.

Off Site

Allotments:

The requirement is for **408sqm** of allotment space. An indicative contribution of **£11,444** would therefore be required.

Parks and Recreation Grounds:

The requirement is for **748sqm** for the proposed development. The definition provided of Parks and Recreation Grounds states that they are “*defined as an open space that: Has at least two facilities e.g. a children’s play area and tennis courts, or; Has provision for formal sports pitches e.g. football or cricket pitch (informal football would be excluded); and Is owned/managed by the Council (or Town/Parish Council), for general public access.*” The proposed on-site open space would not provide two facilities or sports pitches and therefore would not meet the definition of Parks and Recreation Grounds. An indicative contribution of **£87,307** would therefore be required.

Play Space (Youth)

The requirement for **40.80sqm** of youth play space for the proposed development. Indicative contributions of **£5,856** would therefore be required.

Natural Green Space

The requirement is for **1,020sqm** of natural green space. An indicative contribution of **£25,928** would therefore be required.

Criterion 7 of the allocation policy requires on site delivery of multi-functional open space together with measures for its on-going maintenance.

The scheme provides a greater amount of open space than required. While detailed typologies are not fixed at this stage, the indicative layout shows a network of natural and semi-natural green spaces that respond to the site's landscape character. Based on Local Plan standards for all open space typologies (allotments, amenity space, parks and recreation grounds, children's and youth play space, and natural green space), the policy requirement for a development of this scale is 0.3ha. The proposal, however, delivers 1.48ha.

The Section 106 obligation will secure the necessary open space provision through a formula based approach, ensuring the appropriate quantity and mix is delivered in accordance with LP Policy HC 2. The proposed access arrangements do not constrain the ability to meet these obligations, and full details of open space design and typology will be provided at the Reserved Matters stage.

Other contributions

Contributions would also be required for other services and facilities including areas such as primary education, libraries and fire hydrant requested by Norfolk County Council.

An indicative table of S106 financial and non-financial contributions expected from the development is set out below.

Contribution Description	Amount (index linked)
Affordable Housing	On Site Provision of 35%
Secondary Education	£130,336,
School Transport	£21, 318
GIRAMS Tariff*	£315.58 (per dwelling)
Library Contribution	£5,550 (£185 per dwelling)
Fire Hydrant (one)	On-site provision
NNDC and NCC S106 Monitoring Fee	£500 per obligation
On site Open space	Amenity Green Space and Children play based on Open Space matrix.
Off Site Open space contributions	Provision of formula-based mechanism setting out financial contribution by open space typology once final mix is agreed at Reserved Matters stage based on open space matrix.
BNG Monitoring fee (30 years)	£6,102
Blakeney Parish Council S106 requests	The agent has agreed to a proportionate amount (TBC) for the provision of a small number of dog/litter bins, provision of cycle racks, a community notice board and benches in apocopate locations.

**This contribution is mandatory in order to satisfy Habitats Regulations*

Subject to securing the required contributions through S106 obligation, the proposals would accord with the requirements of LP Policy HC 2 and HC 4.

12. Environmental Considerations

Local Plan (LP) Policy CC13 seeks to ensure that every opportunity is taken to avoid, minimise and reduce, through appropriate mitigations measures, all emissions and other forms of

pollution. The criteria require appropriate remediation where contamination is present and includes the approach where new overnight accommodation is proposed.

Proposals will need to comply with statutory environmental quality standards and demonstrate, individually or cumulatively, that the development would not give rise to adverse impacts on:

- a. the natural environment.
- b. the health and safety of the public.
- c. air quality.
- d. water quality, including surface water and groundwater.
- e. light and noise pollution; and,
- f. land quality and condition.

Contaminated Land

Although the site is a greenfield site, the applicant has undertaken a Phase 1 - Desk Study and Preliminary Risk Assessment to identify potential sources of contamination. The report identifies low risk potential contaminants where it is recommended that further site investigation shall be carried out in accordance with the conclusions and recommendations with the submitted Phase 1 Report.

The submitted report has been reviewed by Environmental Health Officers, who raise no objection, subject to a suitable planning condition to secure further ground investigation and remediation, if necessary.

The proposal is considered acceptable in this regard and would accord with the aims of LP Policy CC13.

Air Quality

The application is accompanied by an Air Quality Assessment. The report concludes that subject to a Dust Management Plan being submitted, air quality factors are not considered a constraint to planning consent for the development.

Noise

The application is accompanied by a Noise Impact Assessment. The assessment demonstrates that noise should not be deemed to be a determining factor in the granting of planning permission for this Site. Officers raise no objections to the application on noise grounds subject to the inclusion of relevant planning conditions relating to construction working hours and Air Source Heat Pumps (ASHP).

Light

As the application is in Outline, full details of lighting would be required at Reserved Matters stage or via condition if appropriate.

The proposed scheme is considered to comply with Local Plan Policy CC13.

13. Other Material Planning Considerations

Minerals and Waste

The proposal site is underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Minerals and Waste Local Plan (NM & WLP) and

policy MP11 'Mineral resource safeguarding' is applicable. There is potential for minerals to be excavated and re-used. Subject to conditions, the application is considered acceptable.

Environmental sustainability and fibre connectivity

Local Plan (LP) Policy CC1 sets out development shall be delivered with the highest regard to sustainable development and climate change principles including positively contributing to mitigating and adapting to climate change, minimising greenhouse gas emissions, focusing larger scale development into the most sustainable areas where services are available, facilities can be supported and more sustainable modes of transport are viable.

LP Policy CC 3 sets out that new development is required to achieve progressively higher standards of environmental sustainability. This includes reductions in CO2 emissions of a minimum of 31% below the Target Emission Rate.

LP Policy CC 4 sets out all new development must be designed and constructed in a way that minimises its impact on water resources, with all new dwellings designed and constructed in such a way that enables them to meet or exceed Building Regulations Part G water efficiency higher optimal standard.

Policy HC 5 requires all dwellings to be provided with fibre connections.

The Sustainability Statement accompanying the application confirms that the application site will be constructed to the version of Part L of the Building Regulations in force at the time of construction and will therefore comply with LP Policy CC 3. Full details on the energy efficiency standards and low carbon or renewable energy measures will accompany the reserved matters application. Dwellings will benefit from renewable technologies such as photovoltaic panels, air source heat pumps and wastewater heat recovery will be incorporated, including energy efficient buildings.

Regarding water efficiency, development would use low water consuming fittings to achieve a minimum water efficiency of 110 litres per person per day (estimations indicating 107.78 l/p/d).

BT Openreach records indicate that there is an overhead cable crossing the frontage of the site within Morston Road. There is limited telecoms infrastructure within the vicinity of the site. Open Reach has plans to provide Fibre to the Premises with speeds up to 1,600 Mbps.

The proposals would broadly accord with the new policy considerations concerning environmental sustainability and fibre connectivity.

Electric Charging

LP Policy CC 8 sets out appropriate provision for electric vehicle charging points shall be incorporated into proposals appropriate to its context and location and precise details of this provision (including number, layout and charge points) how this will be allocated and managed including mechanism / procedure for taking payments.

The Design and Access Statement confirms that Electric car charging will be provided in accordance with Approved Document S: Infrastructure for Charging Electric Vehicles and provided at Reserved Matters.

14. Allocation criteria, Conclusion and Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 sets out that decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise.

Proposals for the site should be in accordance with and compatible with the site-specific policy Local Plan (LP) Policy BLA01/B. This policy sets out that proposals should include the provision of approximately 30 dwellings, including affordable housing, amenity space, landscaping and all associated infrastructure and works, including supporting criteria for the allocation set out above.

Safe vehicular access to the site can be achieved as demonstrated in the Indicative Proposed Site Plan on to Langham Road, according with Criterion 1. Along with footway improvements along Langham Road, including the provision of a 2.0m wide footway along the site frontage and extending within the highway to the junction of Harbour Way, as required by Criterion 4.

The layout focuses development to the north and east of the site adjacent to the existing built form and incorporates landscape buffers / open space on the western edge as required by Criterion 2. The effect is to assimilate well with the existing edge of the settlement and to ensure appropriate on site open space to reduce increased recreational disturbance.

The application is considered to meet the requirement for careful attention to layout, building heights, (having regard to materials) to minimise landscape impact on the National Landscape and wider views of Blakeney Marshes, while safeguarding the residential amenity of neighbouring properties, as required by Criterion 3.

There is conflict with criterion 5, which requires a new pedestrian/cycle link connecting the site to Morston Road. Although the site was allocated through the Local Plan and subsequently adopted, the Highway Authority raised late concerns prior to submission of the outline application. They advised that any form of access onto Morston Road would attract an objection due to a combination of highway and pedestrian safety issues, the need for third-party land and uncertainty over the deliverability. On this basis departure from Criterion 5 is considered to be reasonably justified.

The proposals are considered compatible with criteria 6 and 8 (landscaping, open space, heritage assets and retention and enhancement of hedgerows and trees).

Open space will be subject to on and off site provision in accordance with Policies HC 2 and secured through the S106.

Criterion 9 and 10, the drainage strategy proposed demonstrates how surface water would be dealt with according with the SuDS hierarchy. This would be dealt with through infiltration through the ground, the land is suitable for such techniques without creating undue run off from the site to adjacent land. On this basis and noting the onus is on the Local Authority to be satisfied.

In respect to Criterion 10 (foul drainage strategy and sewerage infrastructure), there is capacity in the local sewage network to accommodate the proposed development, and confirmation from Anglia Water the Waste Water Treatment Works can accommodate the wastewater flows from the site attracting positive weight.

The application also proposes to ensure that new market housing will be restricted to ensure that they are occupied as a principle residence, in accordance with Policy 2 of the Blakeney Neighbourhood Plan.

There is broad compliance with the allocation policy to deliver up to 30 dwellings offering social, economic and environmental benefits. In addition to the above assessment of the allocation criteria, Officers note that there is a limited departure from the criterion 5 Criterion in respect to access to Morston Road, attracting negative weight.

In addition to the criterion assessment above, the benefits include delivery of an allocated North Norfolk Local Plan site which addresses the districts affordable housing need. There would be the provision of 35%. The application includes delivery of new open space and contributions for off site open space improvements to address local requirements. Ecological enhancements through delivery of BNG. Benefits which supports Blakeney’s services, facilities, businesses and employment during the construction phase of the development.

Mitigation contributions would be provided regarding GIRAMS including education and library contributions to support these local services and able to accommodate the proposed development.

Officers are clear that the substantive benefits listed above will more than outweigh any harm arising from the policy departure. As such officers consider that there is a positive planning balance and that the application should be approved.

RECOMMENDATION:

Delegate authority to the Assistant Director of Planning to APPROVE the application subject to:

- 1. Securing of S106 Obligations as set out at Section 6 of the report including Affordable housing and other financial contributions.**

Contribution Description	Amount (index linked)
Affordable Housing	On Site Provision of 35%,
Secondary Education	£130,336,
School Transport	£21, 318
GIRAMS Tariff*	£315.58 (per dwelling)
Library Contribution	£5,550 (£185 per dwelling)
Fire Hydrant (one)	On-site provision
NNDC and NCC S106 Monitoring Fee	£500 per obligation
On site Open space	Amenity Green Space and Children play based on Open Space matrix.
Off Site Open space contributions	Provision of formula-based mechanism setting out financial contribution by open space typology once final mix is agreed at Reserved Matters stage based on open space matrix.
BNG Monitoring fee (30 years)	£6,102
Blakeney Parish Council S106 requests	The agent has agreed to a proportionate amount (TBC) for the provision of a small number of dog/litter bins, provision of cycle racks, a community notice board and benches in apocopate locations.

2. Imposition of conditions including any considered necessary by the Assistant Director - Planning including matters relating to:

Conditions

- Time limit for implementation - RM details.
- TL submission of RM.
- TL Commencement
- Approved Plans and Details

Prior to Commencement

- Landscaping, Layout, Scale, and Appearance.
- Site levels/relationship to adjoining properties.
- Housing Requirements
- Open Space Requirements
- Archaeology Written Scheme of Investigation
- Trees to be Retained
- Construction Environment Management Plan (Biodiversity - CEMP)
- Ecological Design Strategies
- Landscape and Ecological Management Plan (LEMP)
- Surface Water Drainage Strategy and Mitigation
- Highways - detailed plans of the roads, footways, street lighting, foul and surface water drainage
- Dust Management Plan

Other

- AIA Method Statement and Tree Protection Plan
- Mitigation and enhancement measures set out in Ecological Assessment
- Ecological Assessment
- Small Mammal Access.
- Protection of Birds.
- Contamination.
- Lighting Strategy.
- Fibre to Broadband
- EV Charging
- Water Efficiency.
- Air Source Heat Pumps.
- BNG.
- GIRAMS.
- Construction Working Hours.
- Highways - works shall be carried out on roads/footways/street lighting/foul and surface water sewers.
- Highways - road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County Road.
- Visibility Splays.
- Access Arrangement for Delivery Vehicles.
- Offsite Highways Improvement Works.
- Traffic Regulations Order.

Final wording of conditions to be delegated to the Assistant Director – Planning.

- 3 That the application be refused if a suitable section 106 agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Assistant Director - Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.**

NNDC TPO (WIVETON) 2025 No. 27 TPO 25 1090 - Land At Long Furlong House and Long Furlong Cottage

Ref No. **TPO/25/1090**

Officer: **Imogen Mole (Senior Landscape Officer)**

<p>PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect Groups of trees, individual trees and a Woodland at the above site.</p>
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BACKGROUND

Reports were received about unauthorised tree removal works being undertaken at land next to Long Furlong Cottage in July 2025. The land is situated within the Glaven Valley Conservation Area.

Trees that are growing within a conservation area are protected under section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority before carrying out certain works unless an exception applies.

These controls apply not only to standalone trees but also trees situated within a hedge, or an old hedge which has grown up and become a line of trees of reasonable height. They do not, however, extend to conventional managed hedgerows that abound a domestic property.

In this case, the boundary vegetation was once a well-maintained hedgerow. However, in more recent times, the maintenance has lapsed with the hedge having grown up into a row of conifers with sycamore and oak inclusions.

A breach of planning control has taken place on this occasion. In such instances, the Council is obliged to investigate the breach and act accordingly. The service of the Order along with replacement planting was considered appropriate action in this instance.

The trees are visible from public footpaths, highways and private gardens. Protecting the remaining trees on site and adjacent to the site, preserves the amenity and biodiversity value of the area.

REPRESENTATIONS

We have received **1 supporting comment** relating to the Order (summarised below):

- The removal of the trees has increased light pollution and damaged the AONB (Norfolk Coast National Landscape).
- The remaining trees are important to retain.

We have received **1 representation objecting** to the Order (summarised below):

- There is a lack of expediency, there is no intent to remove trees or woodland, there is no foreseeable threat through development proposals.
- Limited public visibility, the trees are only visible from a distance, they can not be considered a key landscape feature
- Condition and management, the trees have been neglected and require management.
- There is a willingness to manage the trees responsibly.

APPRAISAL

In response to the **supporting** commentary, we agree with residents that the trees are valuable and should be retained wherever possible.

In response to the **objections** the following comments are made:

The expedience was demonstrated when unauthorised work was carried out in the Conservation Area to remove trees along the eastern boundary of Long Furlong Cottage and we have agreed acceptable replacement planting. The works created significant local interest and concern which lead to the Order being served as part of enforcement action.

The woodland forms a cohesive group wrapping around the properties at Blakeney Long Lane, there is no natural start and stop and so the whole canopy area has been included in the Order.

A woodland Order is not served to prevent appropriate management, and we can put in place ongoing management programmes to reduce any administrative burden the Order represents.

We welcome the willingness to manage the trees responsibly.

HUMAN RIGHTS IMPLICATIONS

It is considered that the serving of the Order may raise issues relevant to Article 8: The right to respect for private and family life, and Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's human rights, and the general interest of the public, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law

Main Issues for Consideration

- 1. Whether or not the Order was served correctly in accordance with the relevant legislation and the Council's adopted policy.**

Officers are satisfied that the proper procedures were followed when serving the Order.

2. Whether or not the Order has been served on trees of sufficient amenity value to warrant a Preservation Order.

Officers consider that the trees captured by the Order make a positive contribution to the quality of the local environment and its enjoyment by the wider public and that therefore should be retained.

RECOMMENDATION:-





That the Order be confirmed.

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DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 14 MAY 2026

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **February 2026**.
- 1.2 This report sets out the figures for the number of cases decided and percentage within time set against the relevant target and summary of 24-month average performance.
- 1.3 The tables also set out the percentage of the total number of decisions made that are subsequently overturned at appeal as 24-month average performance.
- 1.4 In addition, the tables set out the number of cases registered and validated within the specified months.

Performance Measure	Actual Performance	Target	Comments
(Speed) Decisions Made <i>(Period Feb 2026)</i>	Major 1 decision issued <i>100% within time period</i>	60% (80% NNDC)	24 month average to 28 Feb 2026 is 97.00% 
	Non-Major 66 decisions issued <i>88% within time period (8 cases over time)</i>	70% (90% NNDC)	24 month average to 28 Feb 2026 is 94.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal <i>(Period Feb 2026)</i>	Major	10% (5% NNDC)	24 month average to 28 Feb 2026 is Zero 0% 
	Non-Major	10% (5% NNDC)	24 month average to 28 Feb 2026 is 0.88% 

Performance Measure	Actual Performance	Target	Comments
Validation <i>(Period Feb 2026)</i>	Information not currently available for this period	3 days for Non- Major from date of receipt 5 days for Majors from date of receipt	Datasets do not currently breakdown validated apps by Major / Minor or those on PS2 returns, but performance data retrieval being reviewed.

2. S106 OBLIGATIONS

2.1 A copy of the list of latest S106 Obligations is attached. There are currently four S106 Obligations being progressed, two of which have been completed and can be removed from the list.

3. RECOMMENDATIONS:

3.1 Members are asked to note the content of this report.

SCHEDULE OF S106 AGREEMENTS

UPDATE FOR DEVELOPMENT COMMITTEE:

14 May 2026

Application reference	Site Address	Development Proposal	Parish	Planning Case Officer	Committee or Delegated Decision	Date of Resolution to Approve	Eastlaw Officer	Eastlaw Ref:	Current Position	RAG Rating
PF/24/2434	Area Of Woodland North Of Fulmodeston Road Swanton Novers Wood	Erection of additional four, one bedroom self-contained tree houses for use as short-term holiday let accommodation with external works and servicing (to include solar panels, ponds and car parking provi	CP100 - Swanton Novers	Jamie Smith	Committee	24/07/2025	Fiona Croxon	TBC	Completed	
PF/25/1280	Land To The East Of Langham Road Blakeney NR25 7PJ	Full planning application for 8 no. residential dwellings with associated access, parking and landscaping.	CP012 - Blakeney	Olivia Luckhurst	Delegated	TBC	Fiona Croxon	TBC	Completed	
PF/24/2530	Land North Of Valley Lane Holt	Erection of 23no. dwellings (including 7no. affordable dwellings with off site committed sum to value of one unit) with associated parking, landscaping and creation of public open space	CP049 - Holt	Mark Brands	Committee	19/02/2026	Fiona Croxon	TBC	Draft s106s circulating	
PF/25/0961	Land South Of Hempton Poultry Farm Helhoughton Road Hempton Norfolk	Self-storage facility with 212 containers, perimeter fencing, landscaping, and associated works.	CP024 - Dunton	Mark Brands	Committee	19/03/2026	Fiona Croxon	TBC	Draft s106s circulating	

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APPEALS SECTION

NEW APPEALS

ALDBOROUGH - PF/20/0578 - Demolition / removal of 4no. existing livestock units; erection of 2no. replacement livestock units for rearing 1900 pigs, relocation of 1no. existing building to serve as a general purpose storage area, installation of hardstanding, 2no. feed bin hoppers, underground foul water tanks, landscaping, and revised access

Rectory Farm, Doctors Corner, Aldborough Road, Aldborough, Norwich, NR11 7NT

For Mr Filby

WRITTEN REPRESENTATION

Appeal Start Date: 14/04/2026

Appeal Decision:

Appeal Decision Date:

NORTH WALSHAM - PF/25/2503 - Replacement of 8 garages/storage sheds with 5 shipping storage containers (part retrospective)

Land Rear Of 1 Nelson Road, North Walsham, Norfolk, NR28 9HL

For Mr Gavin Payne

WRITTEN REPRESENTATION

Appeal Start Date: 05/05/2026

Appeal Decision:

Appeal Decision Date:

THORPE MARKET - PF/25/1471 - Change of use from bed-and-breakfast / small hotel to holiday let (sui generis) (retrospective)

Green House, Cromer Road, Thorpe Market, Norwich, Norfolk, NR11 8TH

For Optimum Patient Care Ltd

WRITTEN REPRESENTATION

Appeal Start Date: 14/04/2026

Appeal Decision:

Appeal Decision Date:

TRIMINGHAM - PF/25/2776 - Change of use of detached garage to use for the sale of food and drink to visiting members of the public for consumption on the premises (ClassE(b)) (retrospective).

Cliffhanger Tiki Bar At, The Old Post House, Mundesley Road, Trimmingham, Norwich, Norfolk, NR11 8DZ

For Mr Philip Reeves

WRITTEN REPRESENTATION

Appeal Start Date: 06/05/2026

Appeal Decision:

Appeal Decision Date:

WELLS-NEXT-THE-SEA - PF/25/2763 - Conversion and extension to detached outbuilding to form an annexe

38 Theatre Road, Wells-next-the-sea, Norfolk, NR23 1DJ

For Mr & Mrs P Baker

FAST TRACK - HOUSEHOLDER

Appeal Start Date: 15/04/2026

Appeal Decision:

Appeal Decision Date:

INQUIRIES AND HEARINGS - IN PROGRESS

LUDHAM - TW/25/0472 - T1 - Large Sycamore, Remove along with the mound as causing drainage issues and replace with a smaller tree

2 Malthouse Lane, Ludham, Great Yarmouth, Norfolk, NR29 5QL

For Mrs Rebecca Studd

INFORMAL HEARING

Appeal Start Date: 13/10/2025

Appeal Decision:

Appeal Decision Date:

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALBY WITH THWAITE - PF/25/0473 - Construction of dwelling and garage (self-build) with associated landscaping and installation of solar array

Field View, Alby Hill, Alby, Norwich, Norfolk, NR11 7PJ

For Mr. Karl Barrett

WRITTEN REPRESENTATION

Appeal Start Date: 30/01/2026

Appeal Decision:

Appeal Decision Date:

BRISTON - PF/25/1096 - Erection of detached single-storey dwelling (self-build)

Craymere Manor, Craymere Road, Briston, Melton Constable, Norfolk, NR24 2LS

For Kim Burgess

WRITTEN REPRESENTATION

Appeal Start Date: 17/02/2026

Appeal Decision:

Appeal Decision Date:

CATFIELD - CL/24/1249 - Lawful Development Certificate for existing use of land as residential garden

Fenview, 3 Fenside Cottages, Fenside, Catfield, Great Yarmouth, Norfolk, NR29 5DD

For Mr J Amos

WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024

Appeal Decision:

Appeal Decision Date:

CROMER - PF/24/1536 - Replacement of 2 No. first floor windows with Upvc double glazed windows on rear elevation (retrospective)

Flat 2, Shipden House, High Street, Cromer, Norfolk, NR27 9HG

For Mr Stuart Parry

WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024

Appeal Decision:

Appeal Decision Date:

CROMER - LA/24/1384 - Replacement of 2 No. first floor windows with Upvc double glazed windows on rear elevation (retention of works already carried out)

Flat 2, Shipden House, High Street, Cromer, Norfolk, NR27 9HG

For Mr Stuart Parry

WRITTEN REPRESENTATION

Appeal Start Date: 12/12/2024

Appeal Decision:

Appeal Decision Date:

FAKENHAM - PF/25/2194 - Replacement of first and second floor windows in front elevation

Flat At, 12 - 14 Norwich Street, Fakenham, Norfolk, NR21 9AE

For Mrs Tonia Hudson

WRITTEN REPRESENTATION

Appeal Start Date: 09/03/2026

Appeal Decision:

Appeal Decision Date:

LESSINGHAM - PF/25/2595 - Erection of boundary fence (1.65 metres high) - retrospective

The Shack, Church Lane, Bush Estate, Eccles-on-sea, Norwich, Norfolk, NR12 0SY

For Mr Adam Ramsbottom

FAST TRACK - HOUSEHOLDER

Appeal Start Date: 26/02/2026

Appeal Decision:

Appeal Decision Date:

MELTON CONSTABLE - EF/23/2472 - Lawful Development Certificate for proposed conversion of loft to bedroom and installation of rooflights

Sloley House, 27 Briston Road, Melton Constable, Norfolk, NR24 2DG

For Mr & Mrs Dean & Sonia James

WRITTEN REPRESENTATION

Appeal Start Date: 18/11/2024

Appeal Decision:

Appeal Decision Date:

Total Number of Appeals listed: 14

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**OFFICERS' REPORTS TO
DEVELOPMENT COMMITTEE (ENFORCEMENTS)**

*Appeals Information for Committee between
08/04/2026 and 06/05/2026*

14-May-2026

APPEALS SECTION

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALDBOROUGH - ENF/21/0234 - Siting of pig bungalows

Land Adjacent Rectory Farm House, Rectory Farm, Doctors Corner, Aldborough, Norfolk, NR11 7NT

WRITTEN REPRESENTATION

Appeal Start Date: 17/09/2025

Appeal Decision:

Appeal Decision Date:

BLAKENEY - ENF/24/0158 - Change of use of the land for the siting of a static caravan

Villeroche, Langham Road, Blakeney, Holt, Norfolk, NR25 7PW

WRITTEN REPRESENTATION

Appeal Start Date: 26/02/2025

Appeal Decision:

Appeal Decision Date:

CROMER - ENF/24/0079 - Two twelve-light windows have been replaced with uPVC windows in Grade II listed building

Flat 2, Shipden House, High Street, Cromer, Norfolk

WRITTEN REPRESENTATION

Appeal Start Date: 19/02/2025

Appeal Decision:

Appeal Decision Date:

HOLT - ENF/24/0026 - Material change of use of the land for the siting of shipping containers.

Oakhill House, Thornage Road, Holt, Norfolk, NR25 6SZ

WRITTEN REPRESENTATION

Appeal Start Date: 06/02/2025

Appeal Decision:

Appeal Decision Date:

WEYBOURNE - ENF/23/0278 - Change of use of barn to a pilates studio

Weybourne House, The Street, Weybourne, Holt, Norfolk, NR25 7SY

WRITTEN REPRESENTATION

Appeal Start Date: 29/04/2024

Appeal Decision:

Appeal Decision Date:

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