

APPLICATION REFERENCE: PF/22/2560

LOCATION: Land North Of Manor Farm  
The Street, Erpingham, Norfolk, NR11 7QD

PROPOSAL: Installation of 30m slim-line lattice tower supporting 3no antennas and 2no 0.6 metre diameter transmission dishes, 3no equipment cabinets, 1no meter cabinet and ancillary development thereto located within a compound

Applicant: Cornerstone

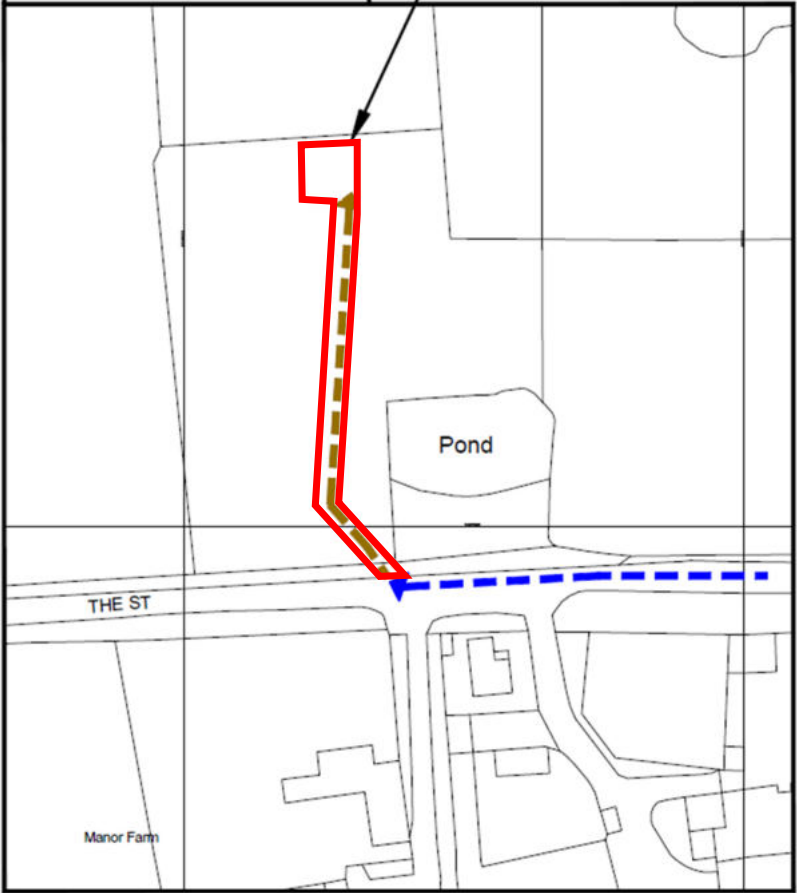




NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

21 March 2024

# Site Location Plan



	= Right of Access
	= Public Access Route

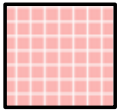
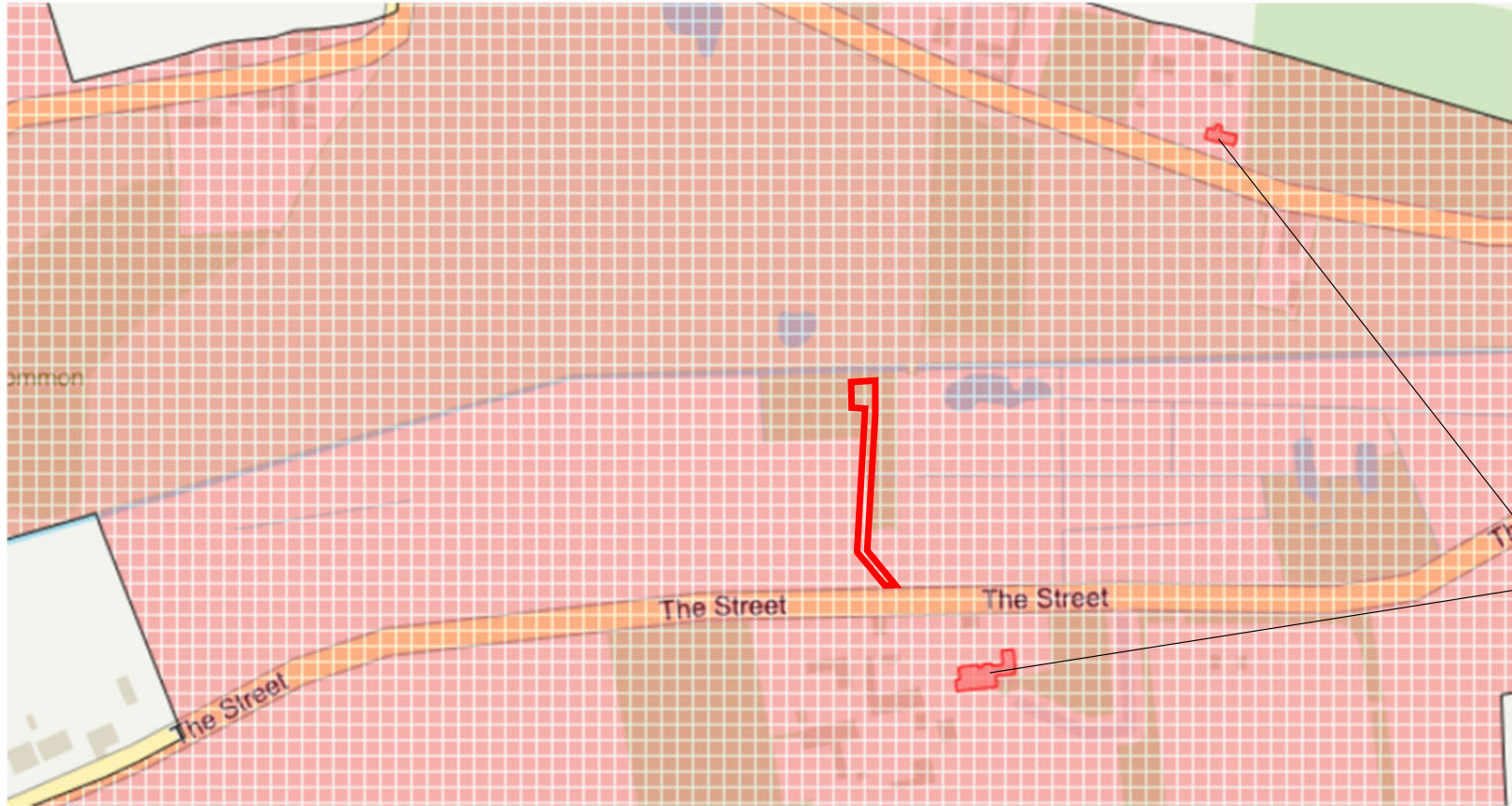
# Site Location Plan



# Aerial Photograph Plan (2022)



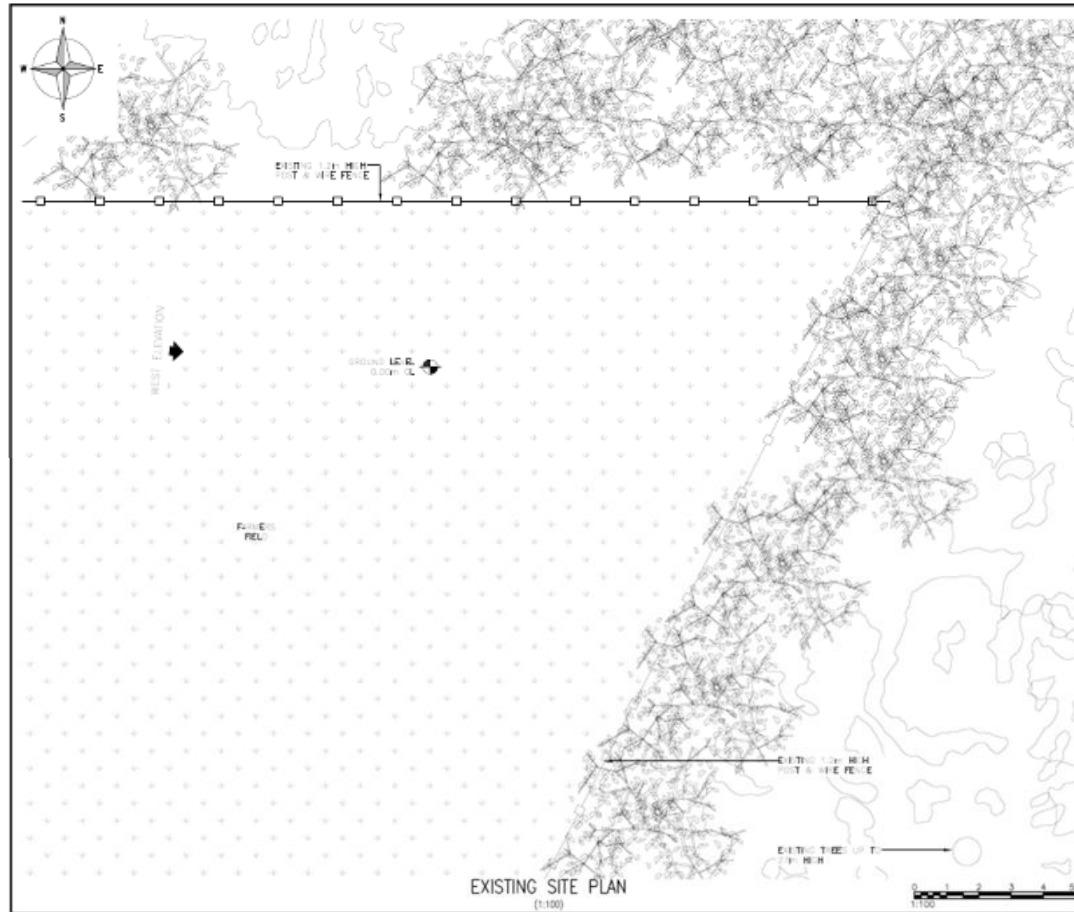
# Constraints Photograph Plan



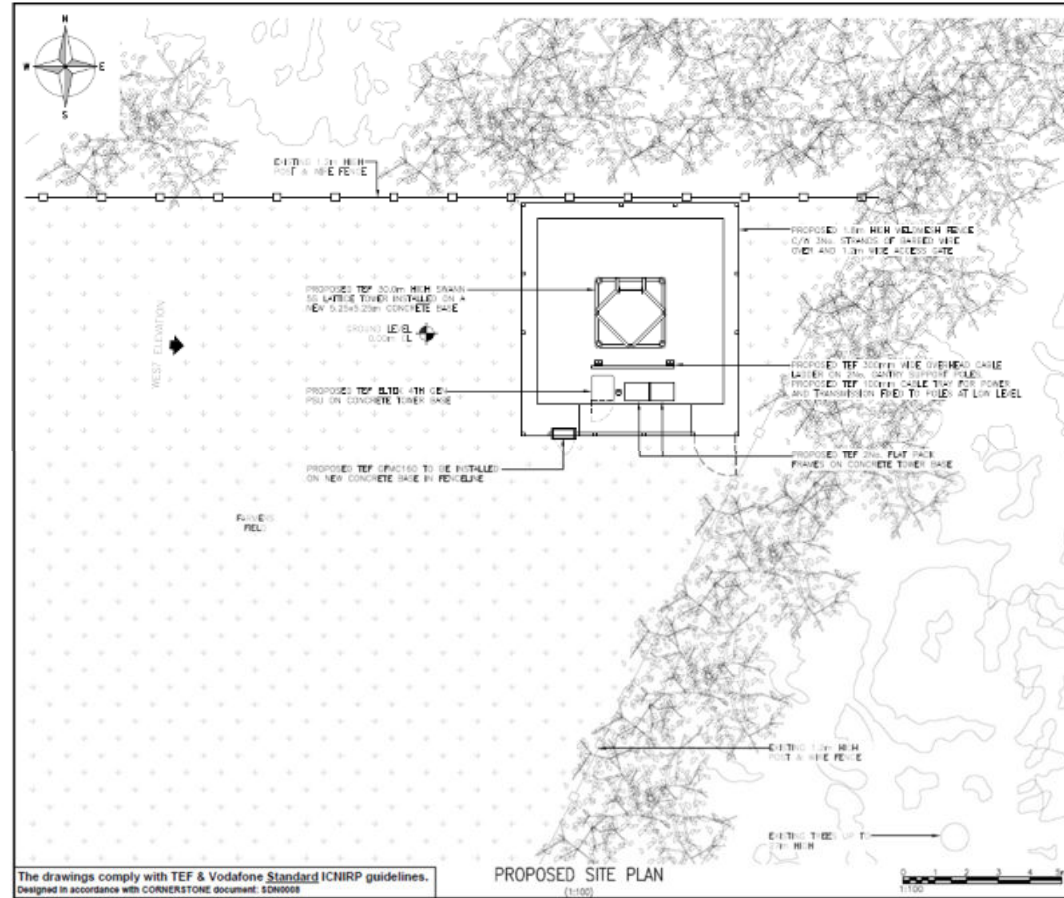
Conservation  
Area  
(CA)

Grade II  
Listed  
Buildings  
(LB)

# Existing Site Layout



# Proposed Site Layout

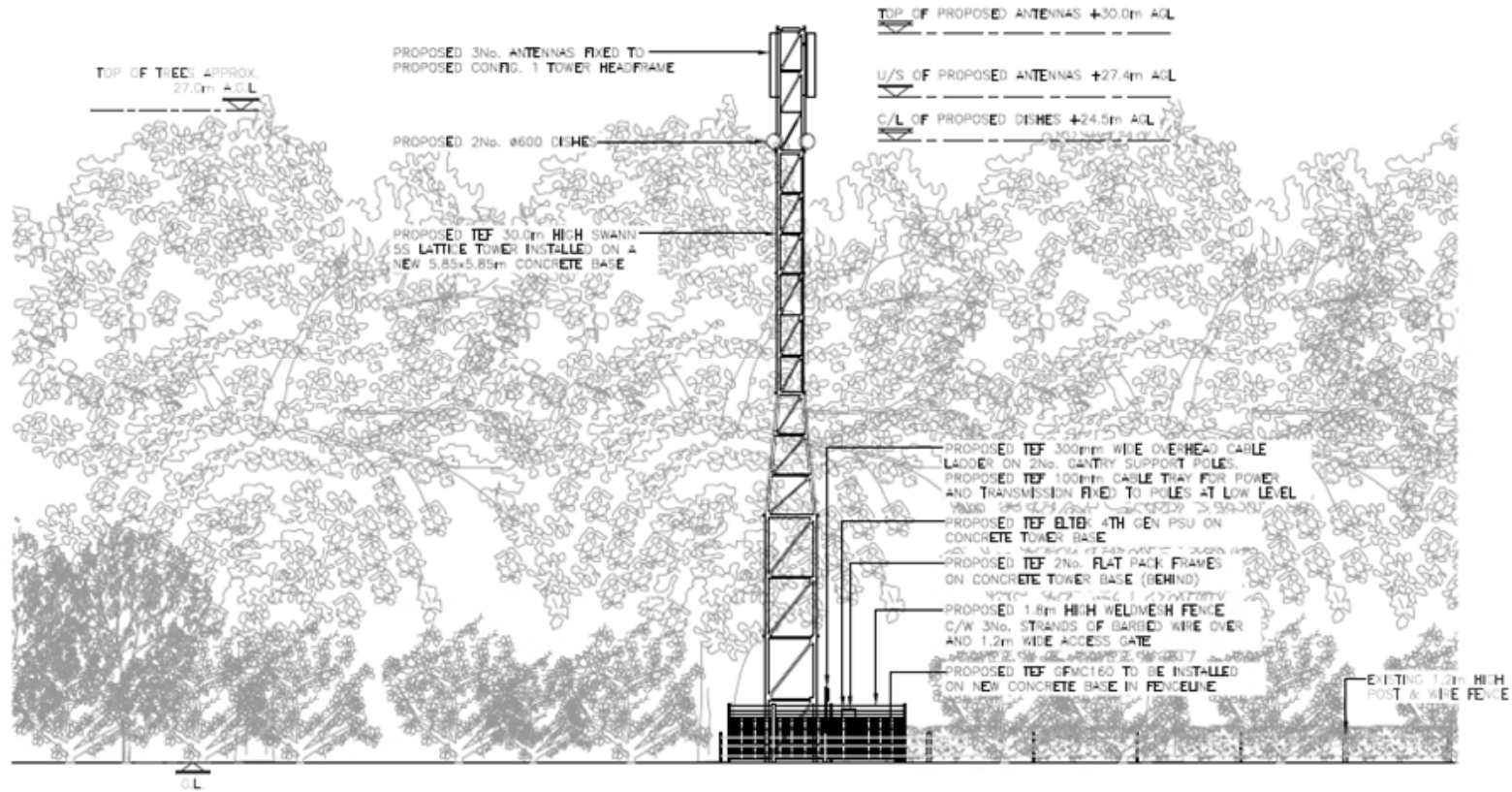


# Existing West Elevation

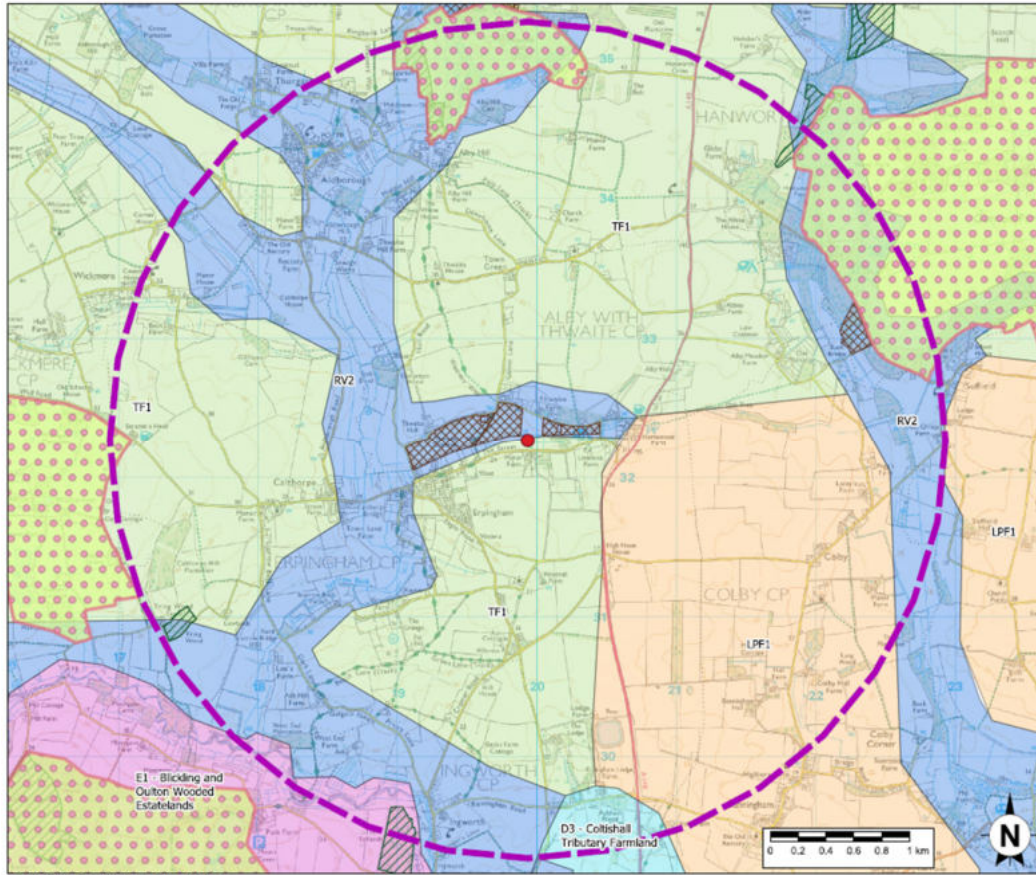




# Proposed Elevation



# Landscape Context Study

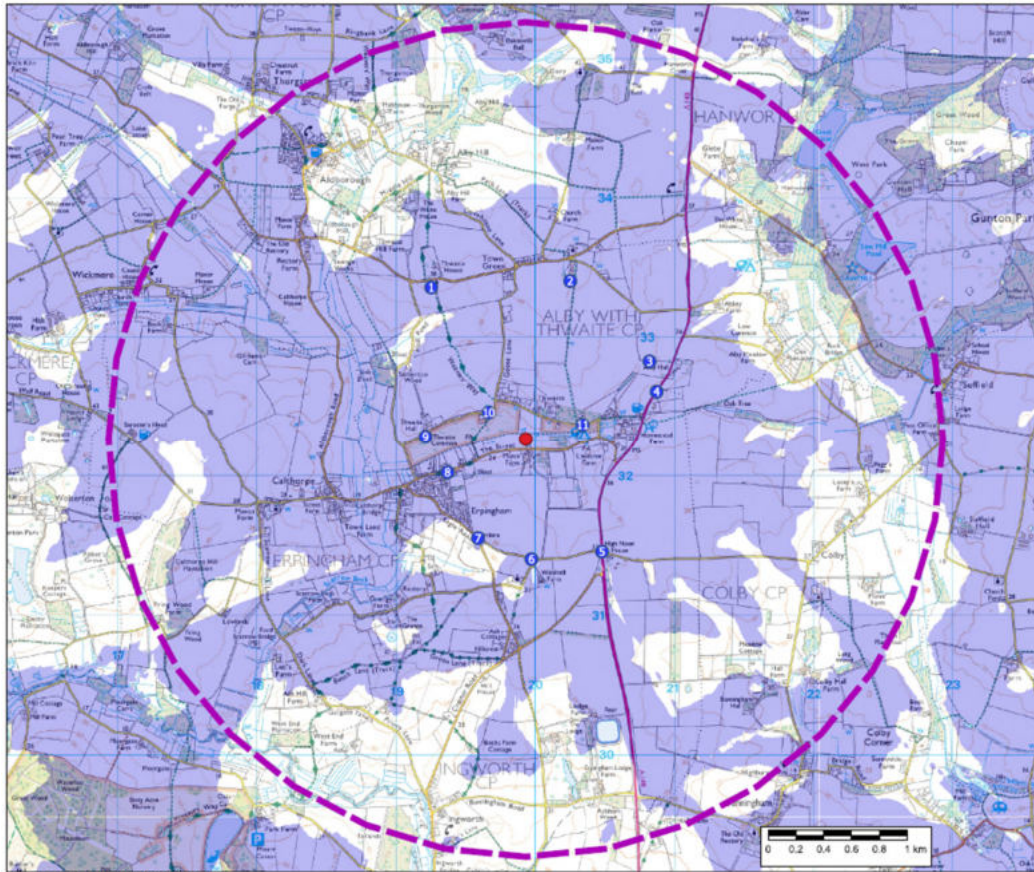


axis

## Key

- Proposed Mast
- 3km Study Area
- Registered Parks and Gardens
- Ancient Woodland
- CRoW Access Land
- North Norfolk LCA
  - Low Plains Farmland
  - River Valleys
  - Tributary Farmland

# Landscape Context Study



axis

## Key

- Proposed Mast
- 3km Study Area
- Viewpoints

## Zone of Theoretical Visibility

- Areas of Visibility

## VIEWPOINTS:

1. View from Thwaite Hill
2. View from Thwaite Hill
3. View from A140
4. View from A140
5. View from junction of A140/ High Noon Road
6. View from High Noon Road
7. View from Eagle Road
8. View from the Street
9. View from Thwaite Common
10. View from Goose Lane
11. View from New Road

# Site Photographs (2022)



# Site Photographs (2022)



# Site Photographs (2022)



# Site Photographs (2024)



# Site Photographs (2024)





# Site Photographs (2024)



# Site Photographs (2024)



# Site Photographs (2024)



# Site Photographs (2024)



# Site Photographs (2024)



# Site Photographs (2024)



# Site Photographs (2024)



# Site Photographs (2024)





# KEY ISSUES

- Principle
- Design
- Heritage
- Landscape
- Ecology
- Environment
- Telecommunications

# RECOMMENDATION

**It is recommended that the application be REFUSED on the following grounds:**

It is considered that the proposed development, owing to its siting, design and overall height, would have a stark detrimental visual impact upon the character and appearance of the immediate and wider landscape, negatively impacting upon the local distinctiveness of the area as set out in the North Norfolk Landscape Character Assessment (2021 SPD) and accordingly, conflicts with Policies CT 4, EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

The application has failed to describe the significance of the Mannington & Wolterton Conservation Area in which the site lies, and does not recognise the presence of the Grade II Listed Erpingham House diagonally opposite. Accordingly, the impact of the proposed development upon designated heritage assets has not been properly considered by the applicant and accordingly, the proposed development fails to comply with Policy EN 8 of the adopted North Norfolk Core Strategy and paragraph 200 of the NPPF.

Furthermore, notwithstanding the above, it is considered that, owing to its design and overall height representing a stark and incongruous intrusion, that the proposed development would fail to preserve the setting of existing heritage assets (Grade II Listed Erpingham House and the Mannington and Wolterton Conservation Area) and would result in less than substantial harm. Whilst the public benefits of the proposal have been fully taken into account, it is considered that the identified harm would not be sufficiently outweighed by identified public benefits. Accordingly, the proposed development is contrary to Policy EN 8 of the adopted North Norfolk Core Strategy and paragraph 208 of the NPPF.