

APPLICATION REFERENCE: PO/20/1025

LOCATION: Land at Sculthorpe Boulevard
Tattersett Business Park, Tattersett, Fakenham
Norfolk

PROPOSAL: Outline Planning Application (with all matters reserved) for creation of new film and TV studios including 5no sound stages with attached costume and make-up facilities, 8no workshops, 1no production facility buildings, 1no ancillary offices, 1no concession, film school and amenities, 1no gatehouse, parking, landscaping and new vehicular access off Sculthorpe Boulevard

APPLICANT: Mr R Gawn

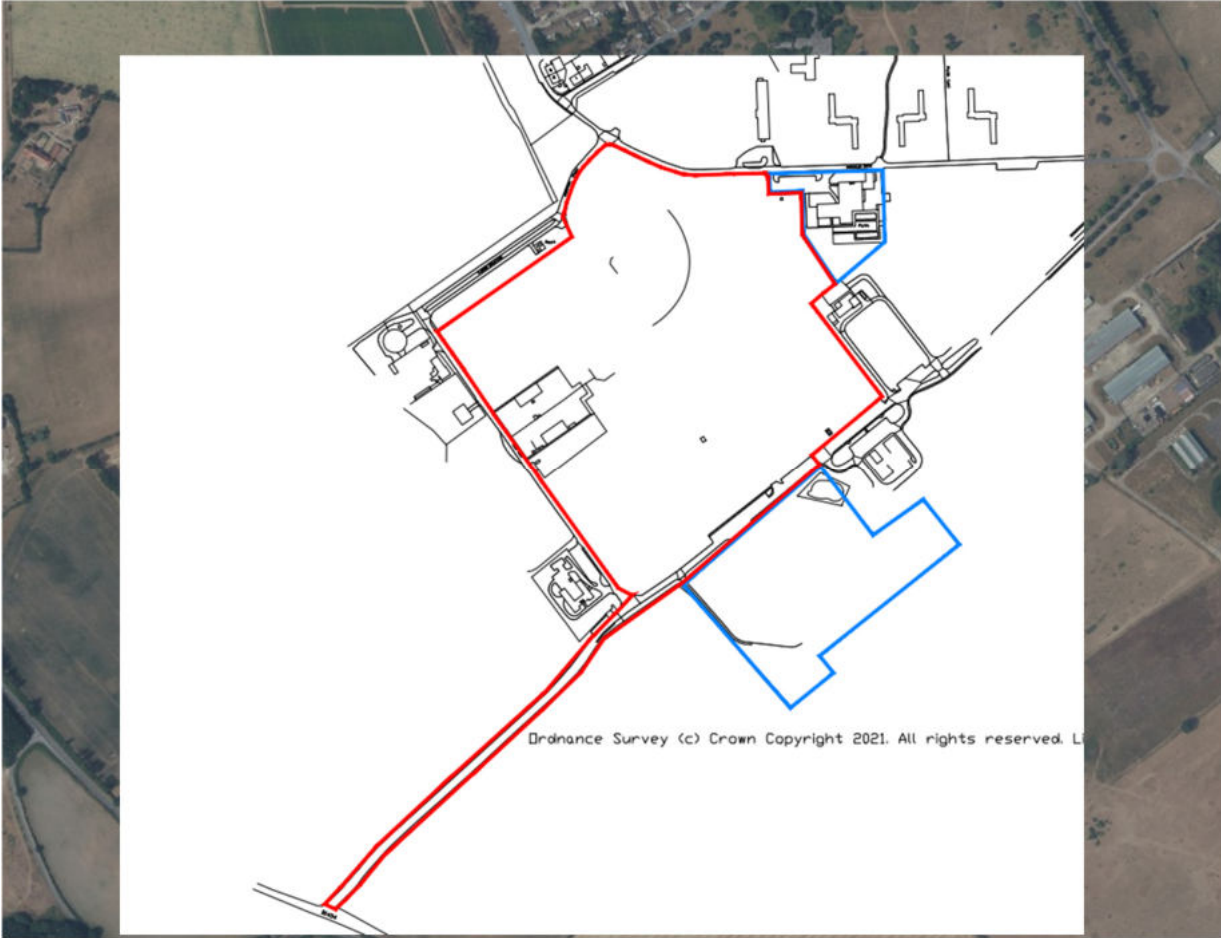


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

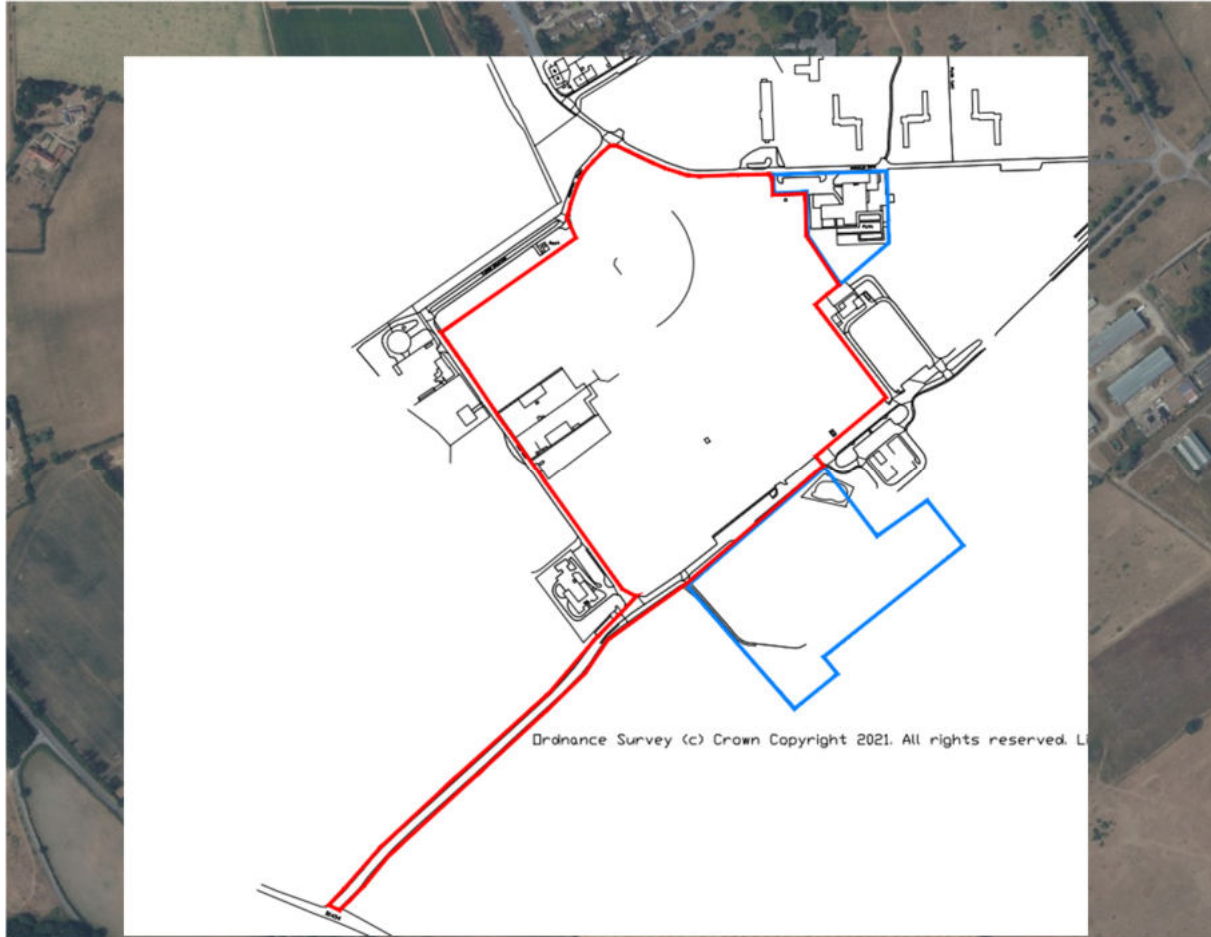
12 December 2024

Site Location Plan



Aerial Photograph Plan

↑
North



Local Area Context



B1454

A149

Wicken Green Village

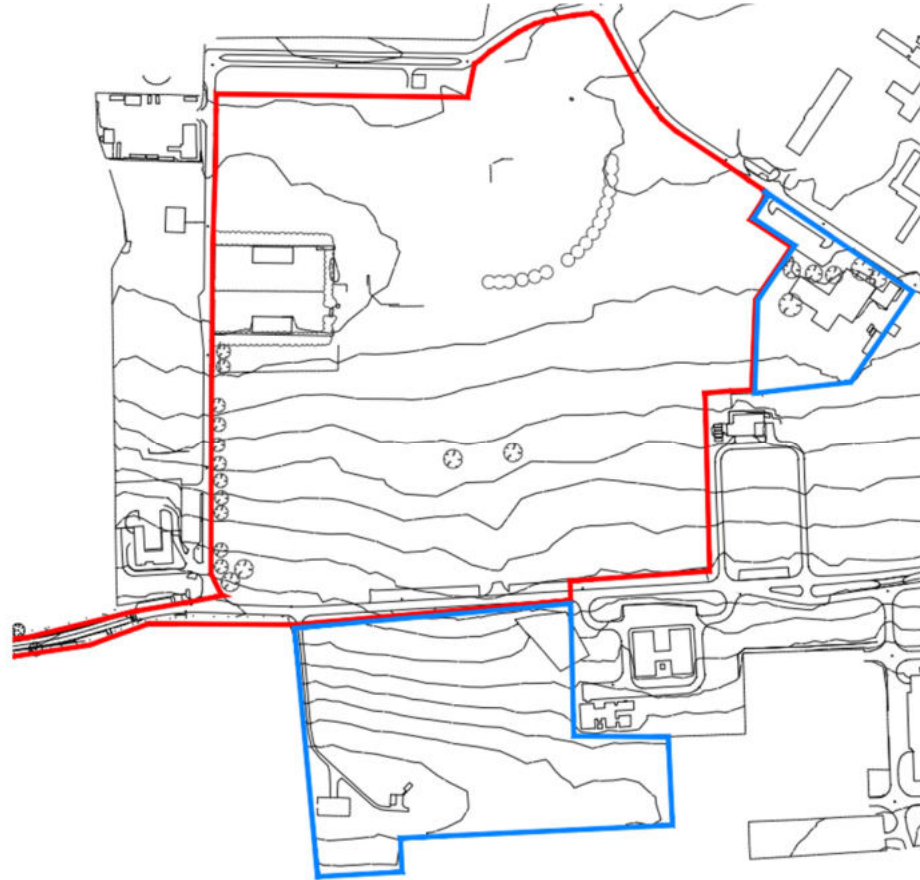
District Boundary

Nutrient Neutrality Catchment

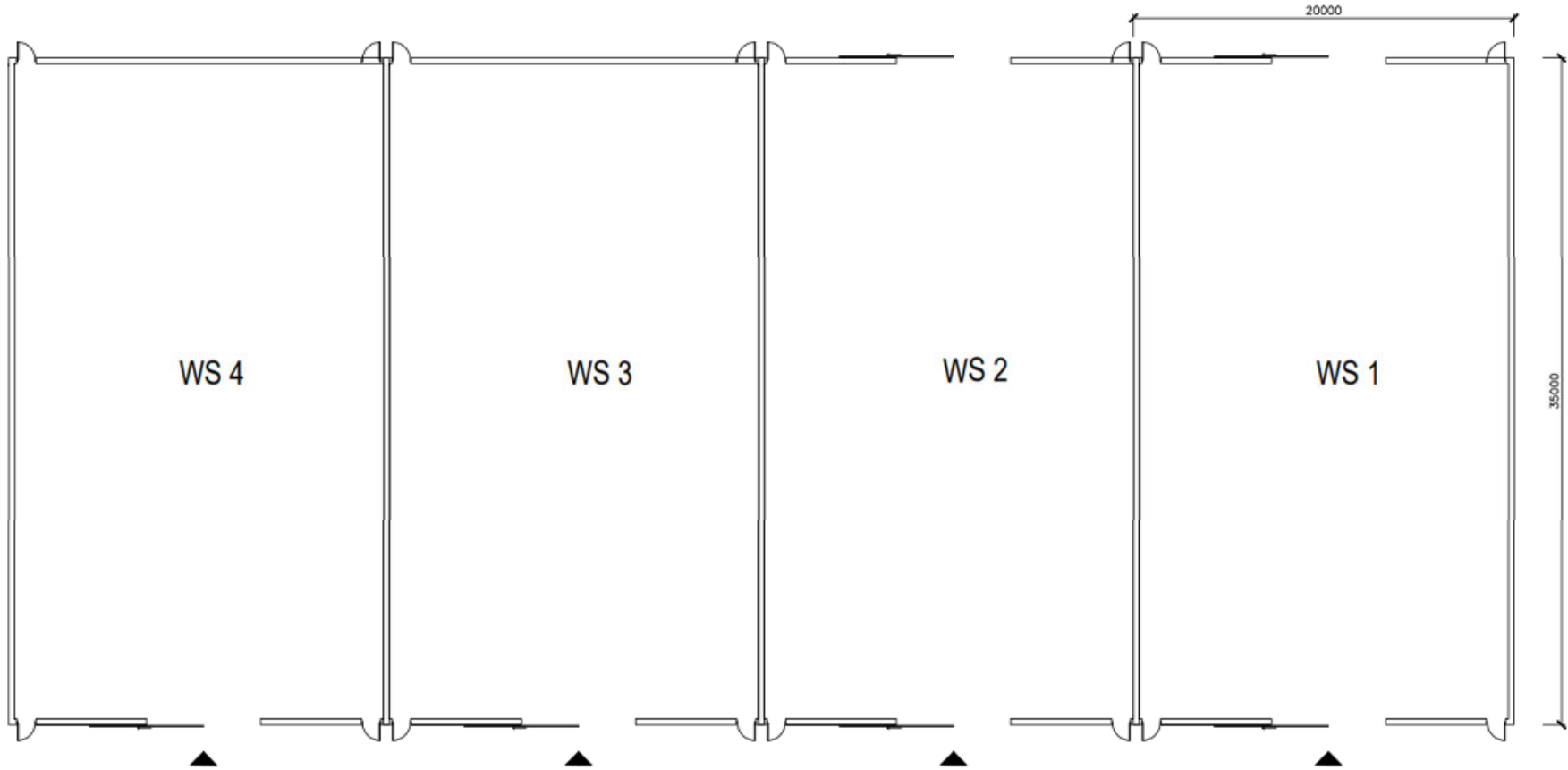


Nutrient
Neutrality
Foul
Water
Drainage
(River
Wensum)

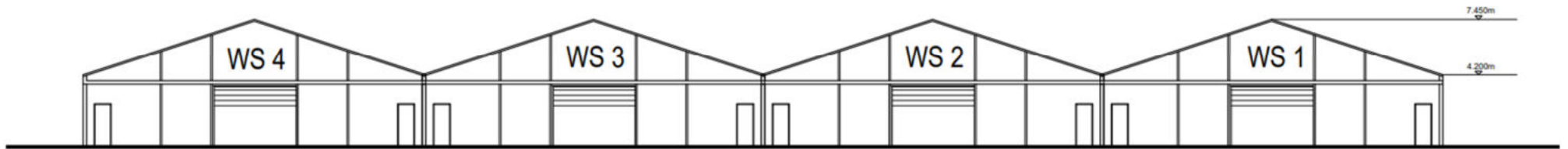
Existing Site Layout



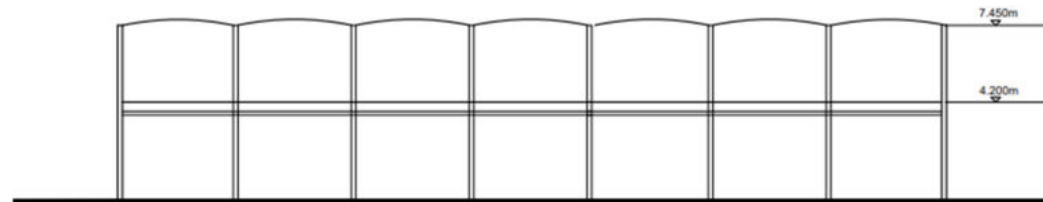
Illustrative Proposed Floor Plan (Workshops)



Illustrative Proposed Elevations (Workshops)

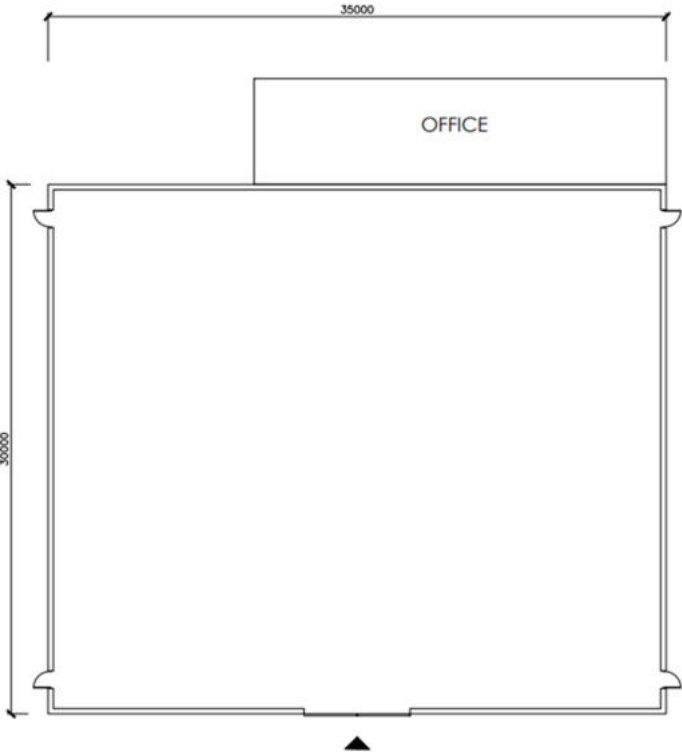


ILLUSTRATIVE FRONT/ REAR ELEVATION



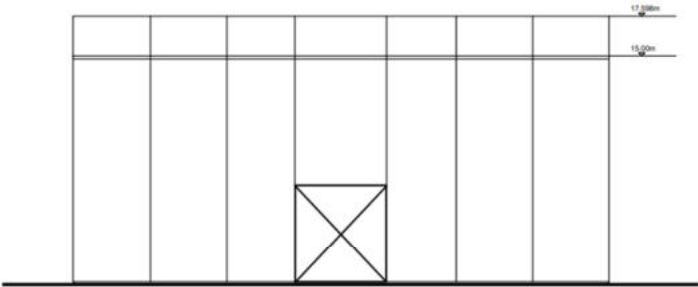
ILLUSTRATIVE SIDE ELEVATION

Illustrative Proposed Floor Plan (Stages 1-2)

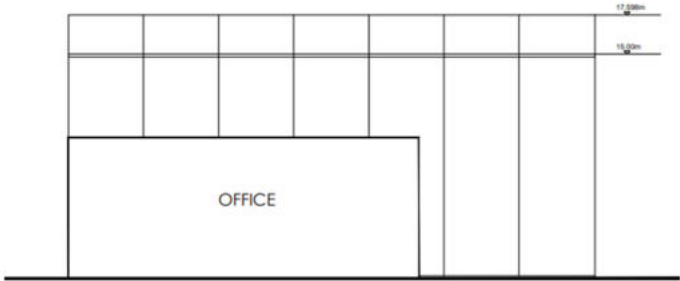


ILLUSTRATIVE FLOOR PLAN
STG 1 & 2
1:200

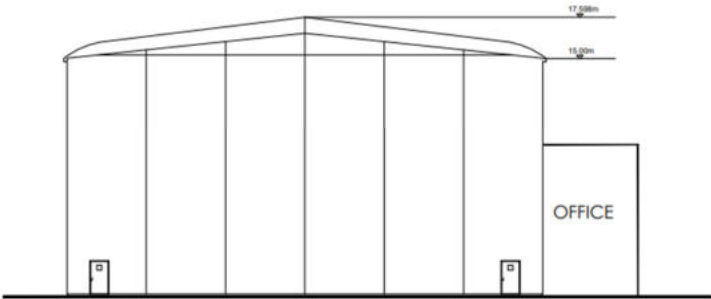
Illustrative Proposed Elevations (Stages 1-2)



ILLUSTRATIVE FRONT ELEVATION

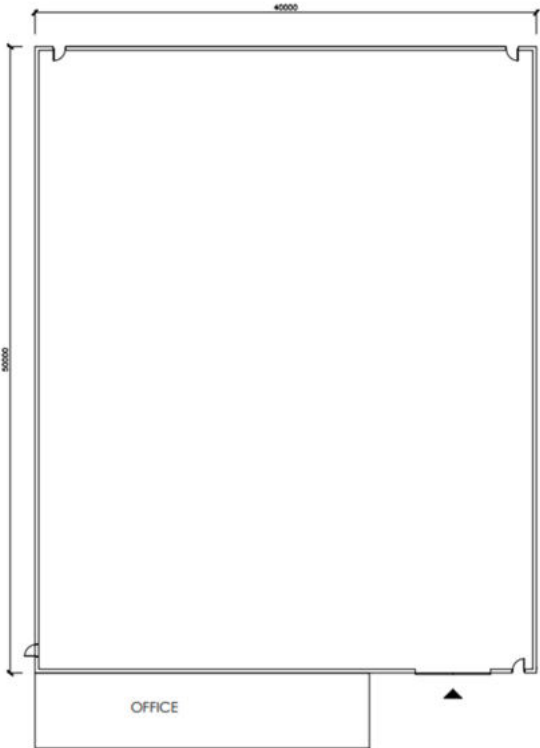


ILLUSTRATIVE REAR ELEVATION



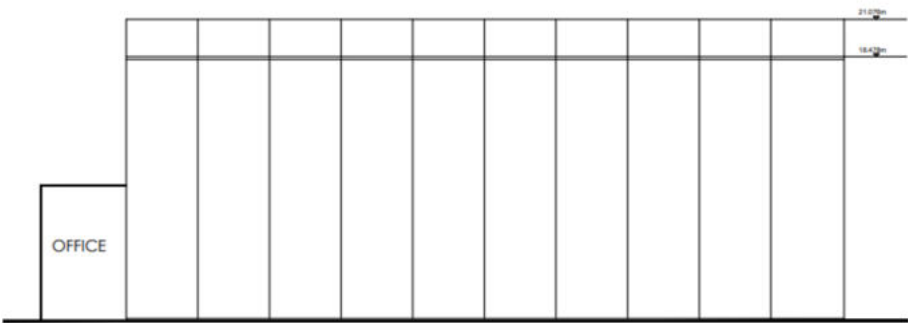
ILLUSTRATIVE SIDE ELEVATION

Illustrative Proposed Floor Plan (Stages 3-5)

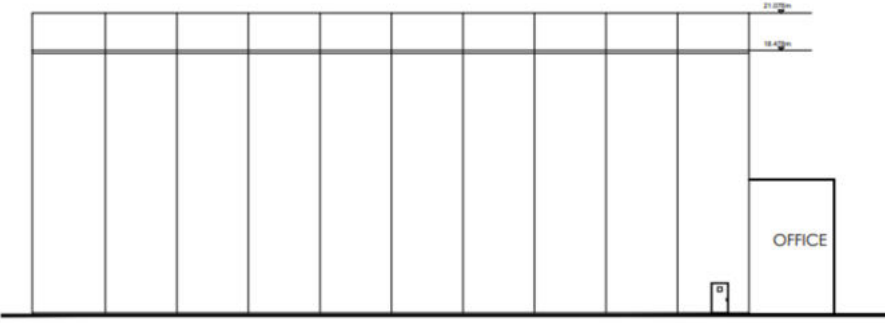


ILLUSTRATIVE FLOOR PLAN
STG 3, 4 & 5
1:200

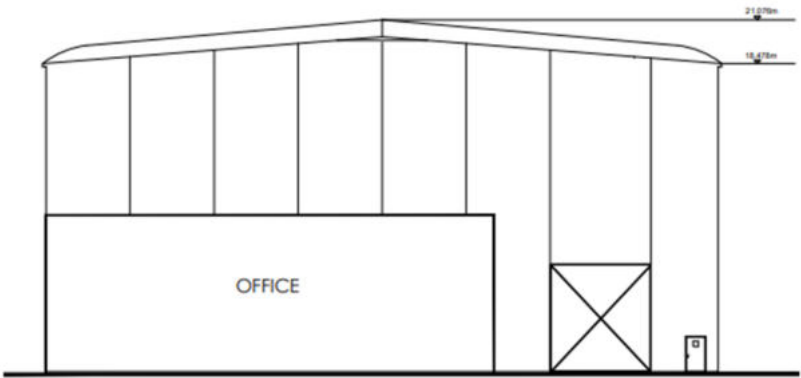
Illustrative Proposed Elevations (Stages 3-5)



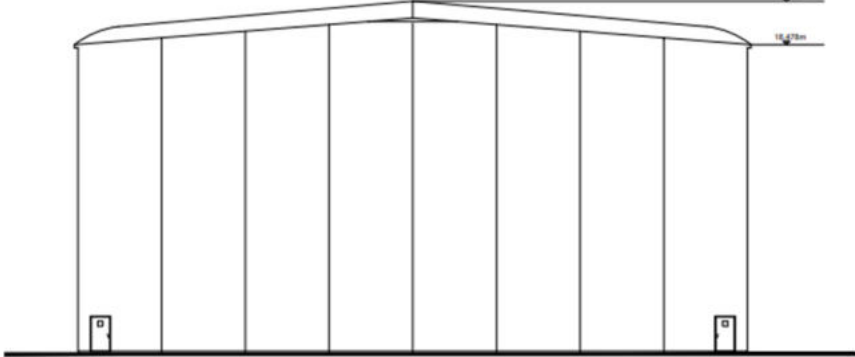
ILLUSTRATIVE SIDE ELEVATION



ILLUSTRATIVE SIDE ELEVATION

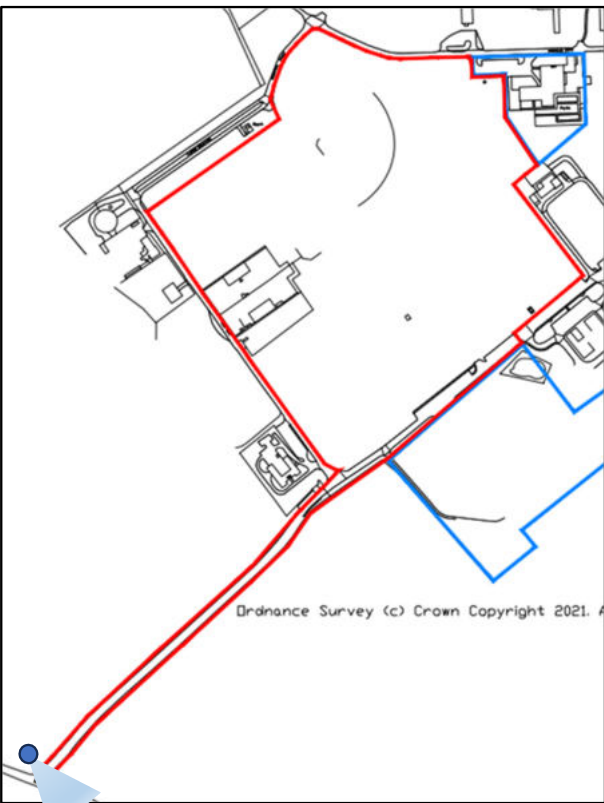


ILLUSTRATIVE FRONT ELEVATION

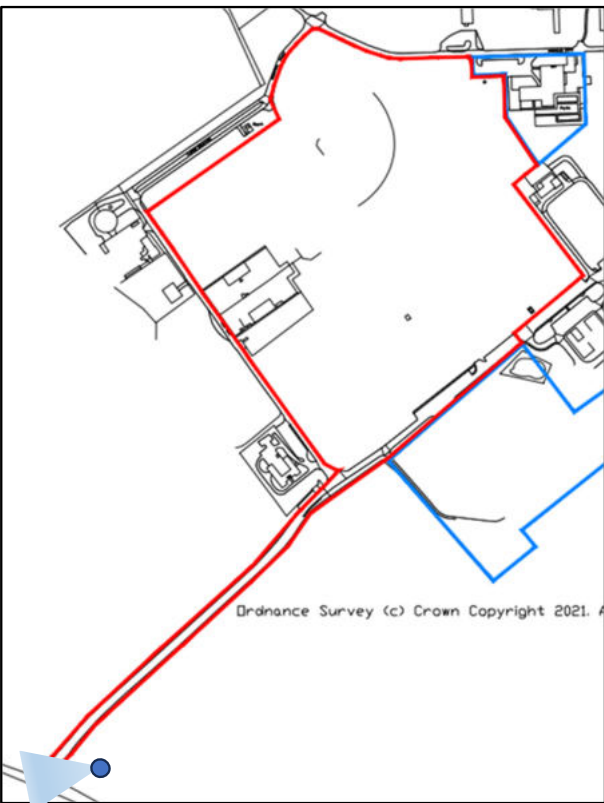


ILLUSTRATIVE REAR ELEVATION

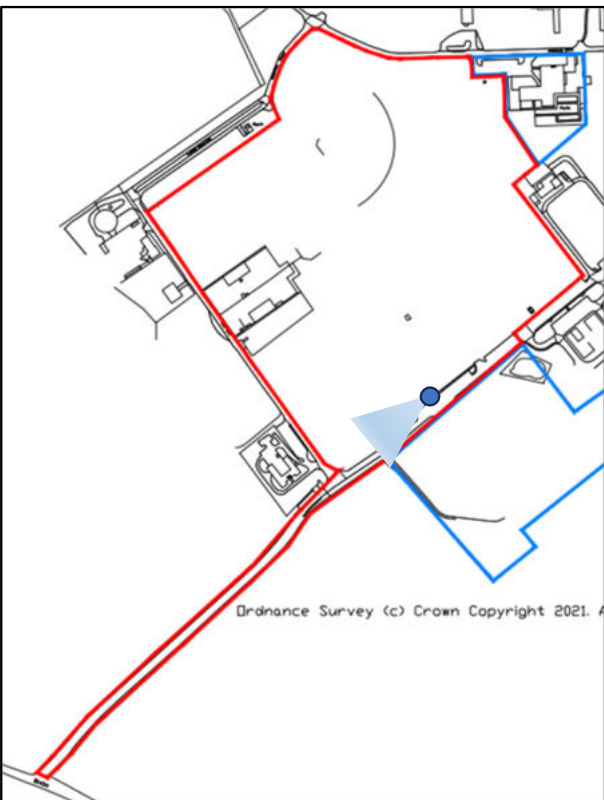
Site Photographs (Access)



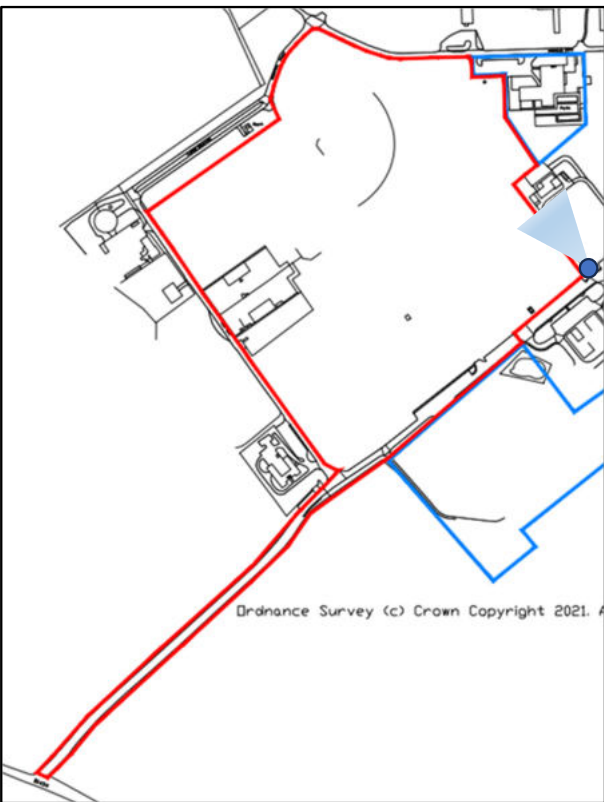
Site Photographs (Access)



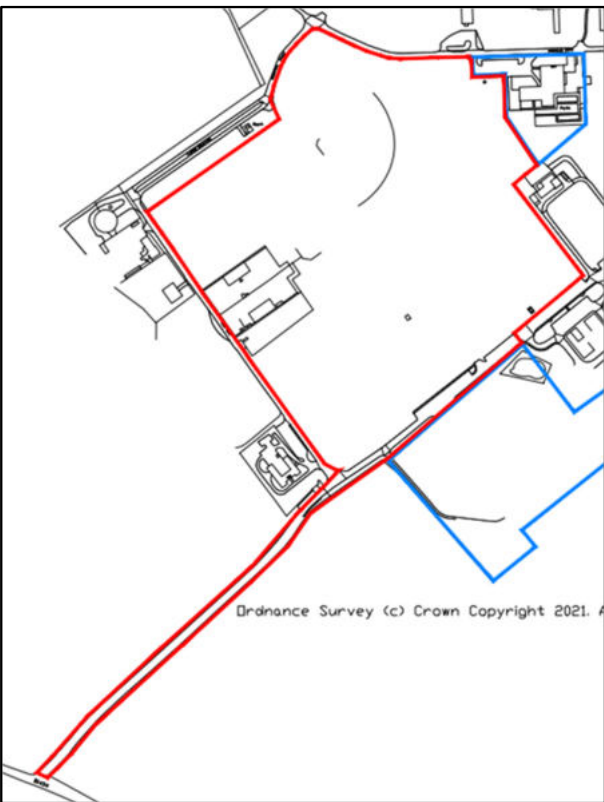
Site Photographs (Site Interior)



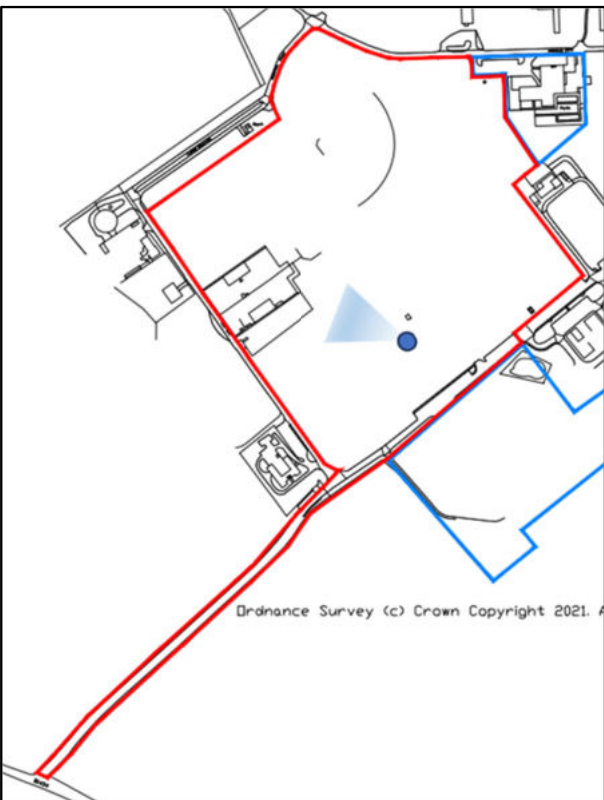
Site Photographs (Site Interior)



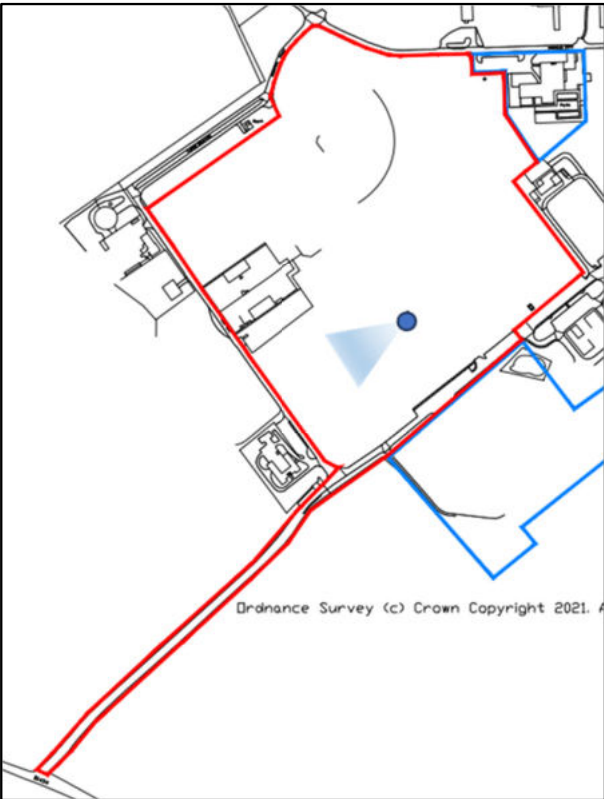
Site Photographs (Site Interior)



Site Photographs (Site Interior)



Site Photographs (Site Interior)



KEY ISSUES

1. Principle of Development
2. Design and Appearance
3. Heritage
4. Landscape
5. Ecology
6. Environment and Pollution
7. Highways

RECOMMENDATION

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

1. Satisfactory resolution of nutrient loading under the Habitats Regulation sufficient to address Natural England's comments.
2. Completion of a Section 278 Agreement with NCC Highways and subject to a Safety Audit.
3. Satisfactory resolution of the issue of demolition of barrack blocks either via S106 Obligation or condition to secure policy compliance.
4. Imposition of conditions including any considered necessary by the Assistant Director - Planning including matters relating to:
 - Time Limit for the submission of a Reserved Matters application
 - In accordance with approved plans and documents
 - Footprint of buildings shown on proposal site plan will not exceed stated dimensions
 - Prior to commencement (or as otherwise stated) the submission and approval of the following documents:
 - Phase II Contamination Report
 - Phase II Ordnance Report
 - Updated Noise Report (prior to submission of first reserved matters application)
 - Updated Surface Water Drainage Scheme
 - Updated Travel Plan
 - Right Turn Lane to B1454 Technical Details Plan
 - Mineral Resource Assessment
 - Biodiversity Enhancement Scheme
 - Reptile Survey, Protection and Relocation Scheme
 - Roads, Footways, Cycleways Plan
 - On-site Parking for Construction Workers Scheme
 - Construction Traffic Management Plan

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

That the application be **REFUSED** if sufficient resolution in relation to nutrient loading is not addressed by the 31st March 2025 and in the opinion of the Assistant Director - Planning, there is no realistic prospect of a resolution completed within a reasonable timescale thereafter.