

APPLICATION REFERENCE: PF/25/0961

LOCATION: Land South Of Hempton Poultry
Farm, Helhoughton Road, Hempton

PROPOSAL: Self-storage facility with 212 containers,
perimeter fencing, landscaping, and associated works..

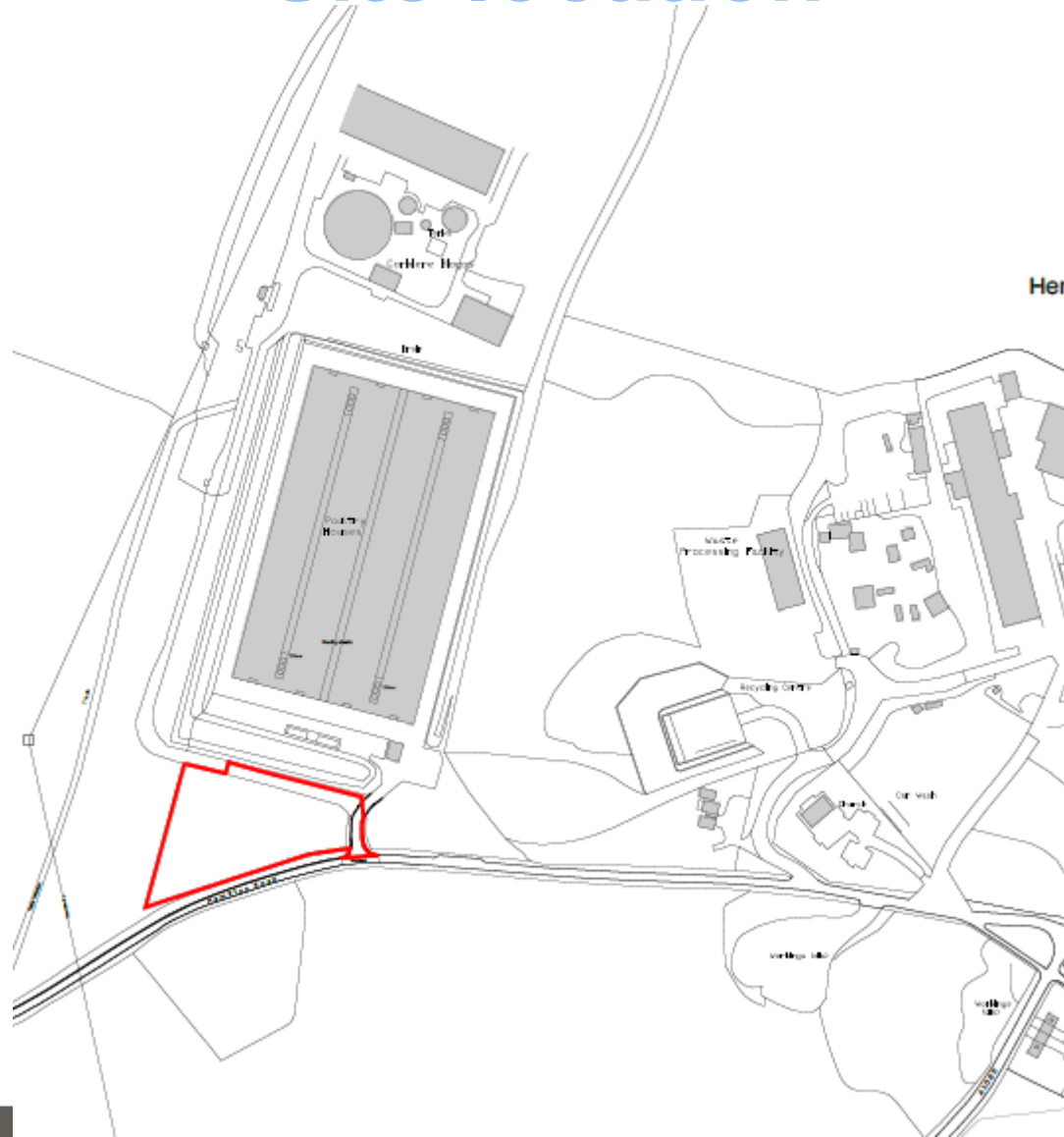


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

11th December 2025

Site location



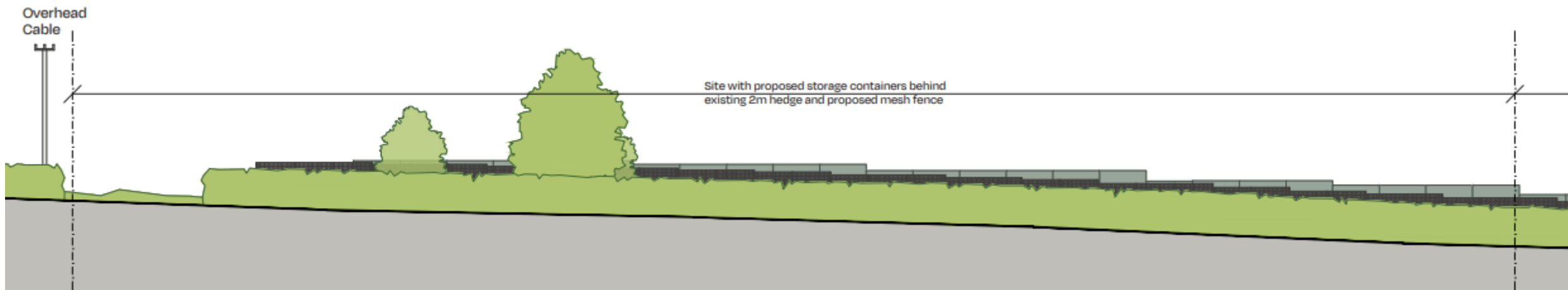
Site location



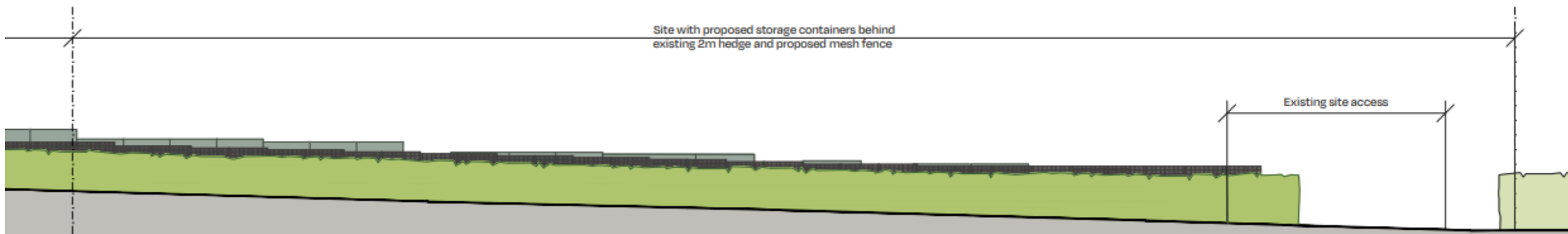
Proposed Block Plan and landscaping plan



Proposed street elevation



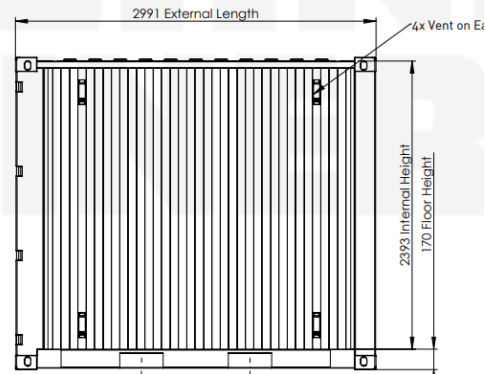
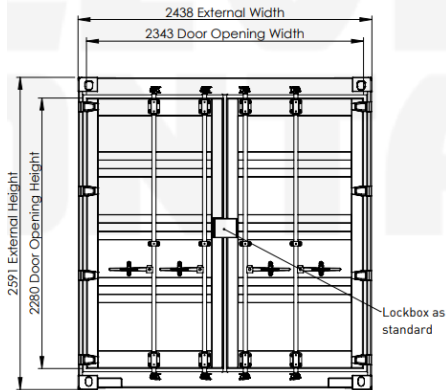
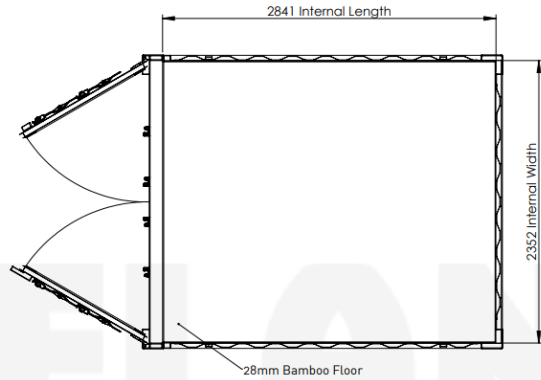
Hempton Road Street Elevation 1
1:250 @A3



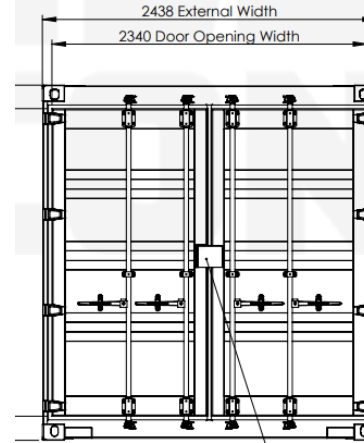
Hempton Road Street Elevation 2

10 ft container

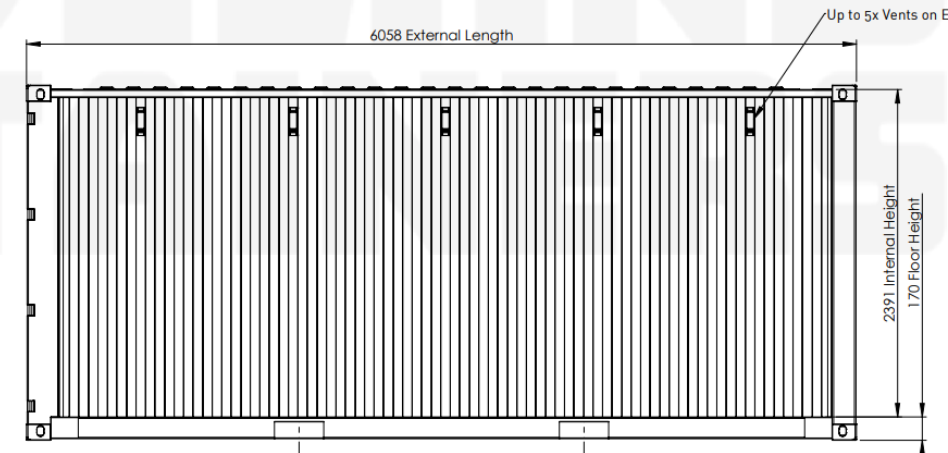
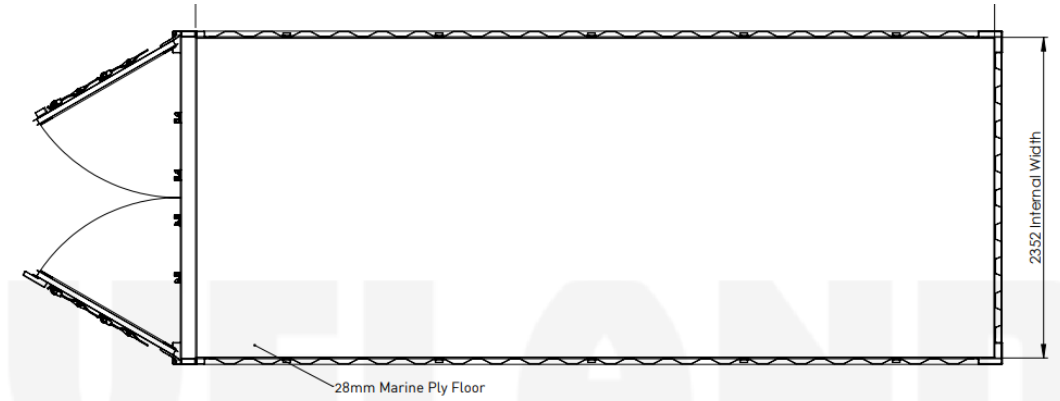
2,755 LBS
22,045 LBS
564 ft³
72 ft²



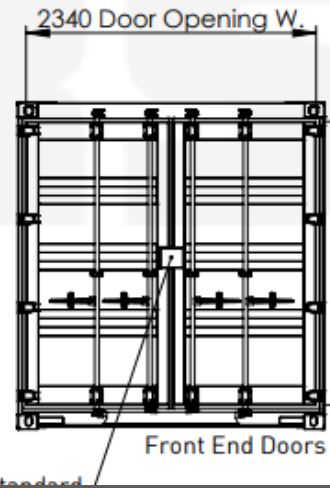
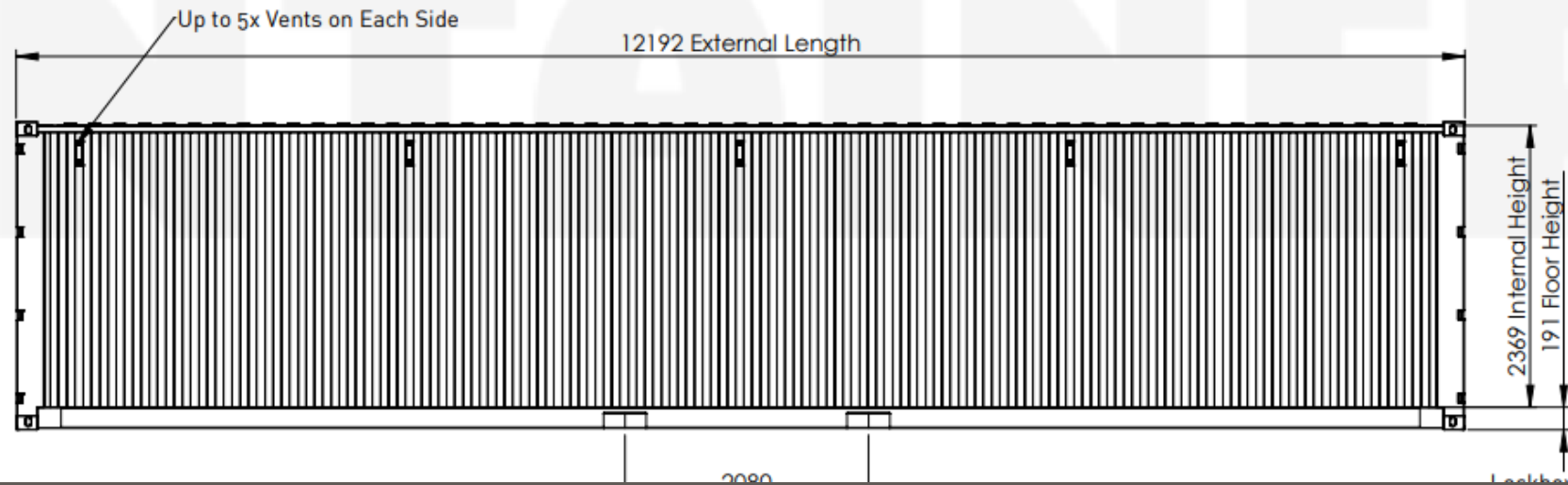
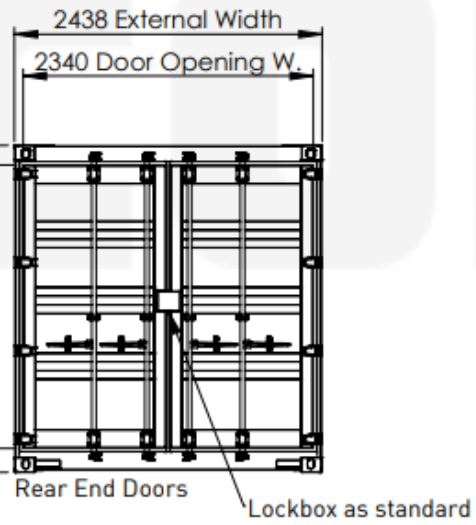
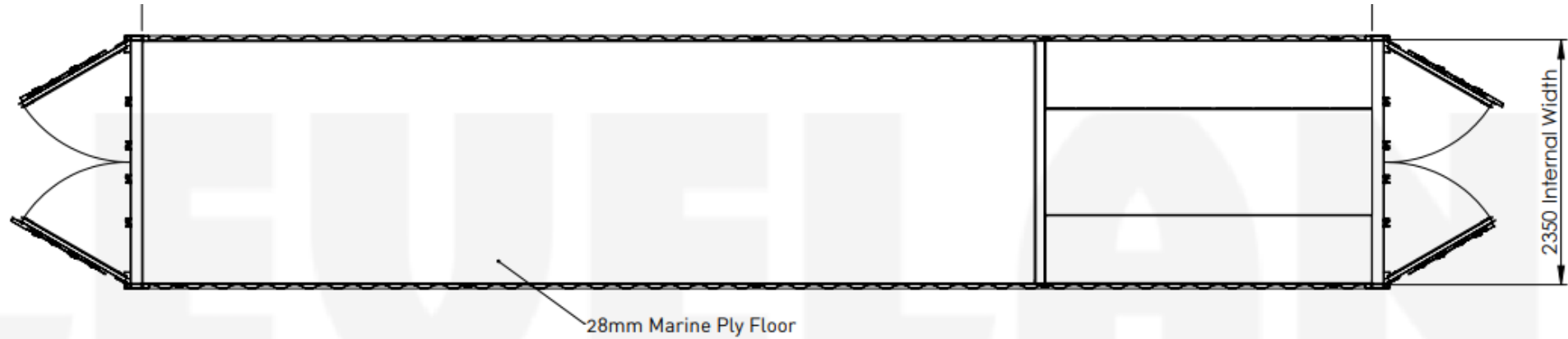
Weight	28,295 KG	62,380 LBS
Volume	33.2 m³	1,173 ft³
Area	13.9 m²	150 ft²



20 ft container



40ft container



Site Photos streetscene



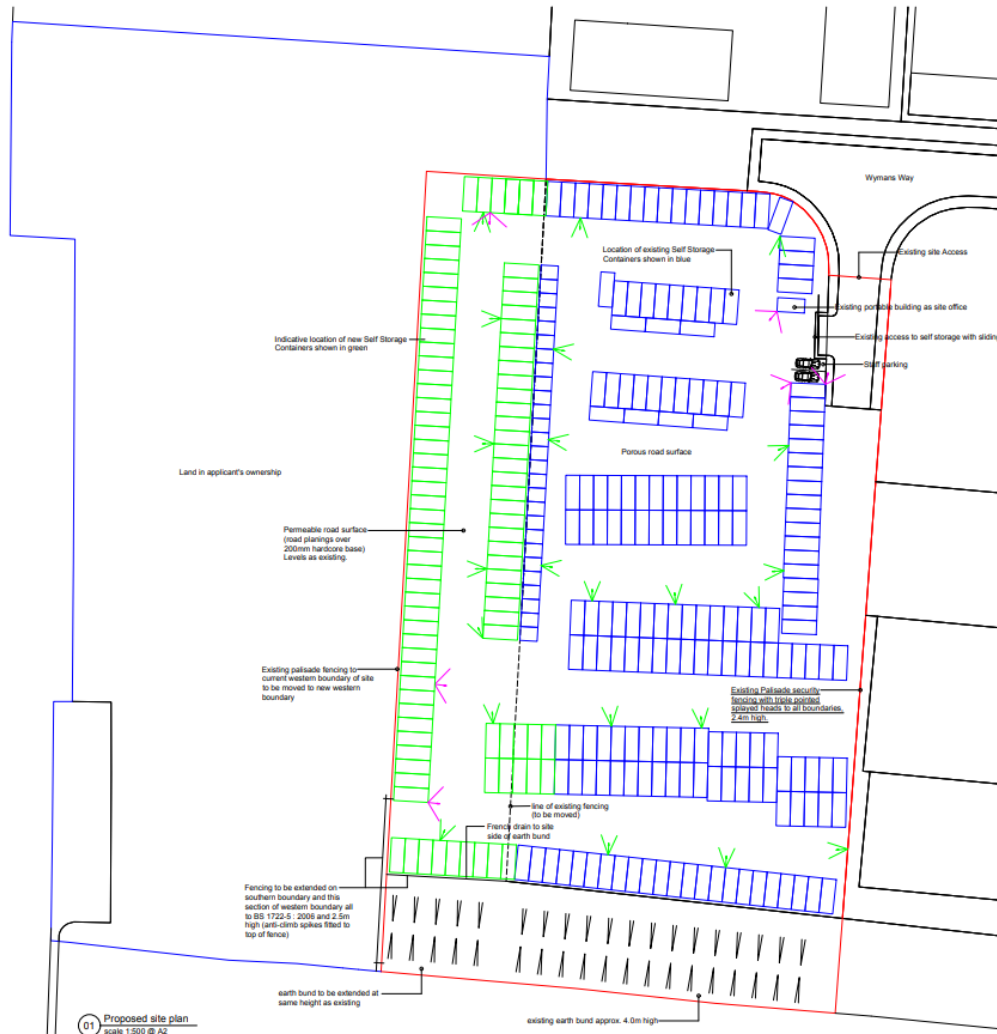
Site photos – within site at entrance and westwards



Site Photos PROW (west of site)



PF/21/0065 – Wymans Way self storage site



Key Issues

- **Principle of Development (contrary to local policy considerations)**
- **Impact on Landscape and ecology**
- **Highways**

Recommendation

Refuse in accordance with the officers recommendation

The proposals are not considered to form an extension to an existing business and are located in an unsustainable countryside location. Such uses are directed towards existing settlements and employment areas, and there is insufficient supporting details or financial details setting out operational justification or how this assists in supporting the estate as a whole to go against these spatial policies or business case to justify such a large scale of operation as a new business. The proposals are considered contrary to policies SS 1, SS 2, EC 1 of the adopted Core Strategy and emerging policies SS 1, SS 2, E 3 of The North Norfolk Local Plan 2024-2040.

Employment policies existing

Policy EC 1

Farm Diversification

Proposals for development in the **Countryside** for the purposes of farm diversification ^(xiv) will be permitted provided that:

- it can be demonstrated that the proposal would make an ongoing contribution to sustaining the agricultural enterprise as a whole; and
- the proposal would not involve new-build development on undeveloped sites ^(xlv) unless:
 - it is directly related to the agricultural business, and
 - the re-use and / or redevelopment of existing buildings on the holding for the intended use, in whole or in part, is not feasible; or
 - an opportunity exists to demolish an existing structure and re-build in a more appropriate location; and
 - in all cases the proposed floor space is less than 250sqm

Policy EC 3

Extensions to Existing Businesses in the Countryside

Extensions to existing businesses in the **Countryside** will be permitted where it is of a scale appropriate to the existing development and would not have a detrimental effect on the character of the area.

Development at **Bacton Gas Terminal** that is ancillary to the terminal use will be supported within the defined area as shown on the Proposals Map.

Employment policies emerging

Policy E 3

Employment Development Outside of Employment Areas

1. New employment development outside of designated **Employment Areas, Enterprise Zones, Employment Allocations** or **Mixed Use Allocations** will only be permitted where it can be demonstrated that:
 - a. there is no suitable and available land on designated or allocated employment areas;
~~and~~or,
 - b. there are specific reasons for the development not being located on designated or allocated employment areas, including, but not limited to:
 - i. the expansion of an existing business;
 - ii. businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve;
 - iii. industries and/or businesses which would be detrimental to local amenity if located in settlements, including on designated or allocated employment areas; and,
 - c. the development would not adversely affect highway safety.
2. Conversion and redevelopment, or the change of use of premises providing twenty or more jobs to non-employment uses, will only be permitted where:
 - a. the loss of land or buildings would not adversely affect the economic growth and employment opportunities in the area that the site or building would likely serve; and,
 - b. it is demonstrated that the site is no longer suitable, available and/or economically viable, including evidence of ~~agreed (with the LPA)~~ marketing for a period of at least 12 months.⁽¹¹⁵⁾
3. Development at **Bacton Gas Terminal** that is ancillary to the terminal use will be supported within the defined area as shown on the Policies Map.