

APPLICATION REFERENCE: PF/24/2530

LOCATION: Land north of Valley Lane, Holt

PROPOSAL: Erection of 23 dwellings
(including 7 no. affordable dwellings) with
associated parking, landscaping and
creation of public open space



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

19th February 2026

Site Location

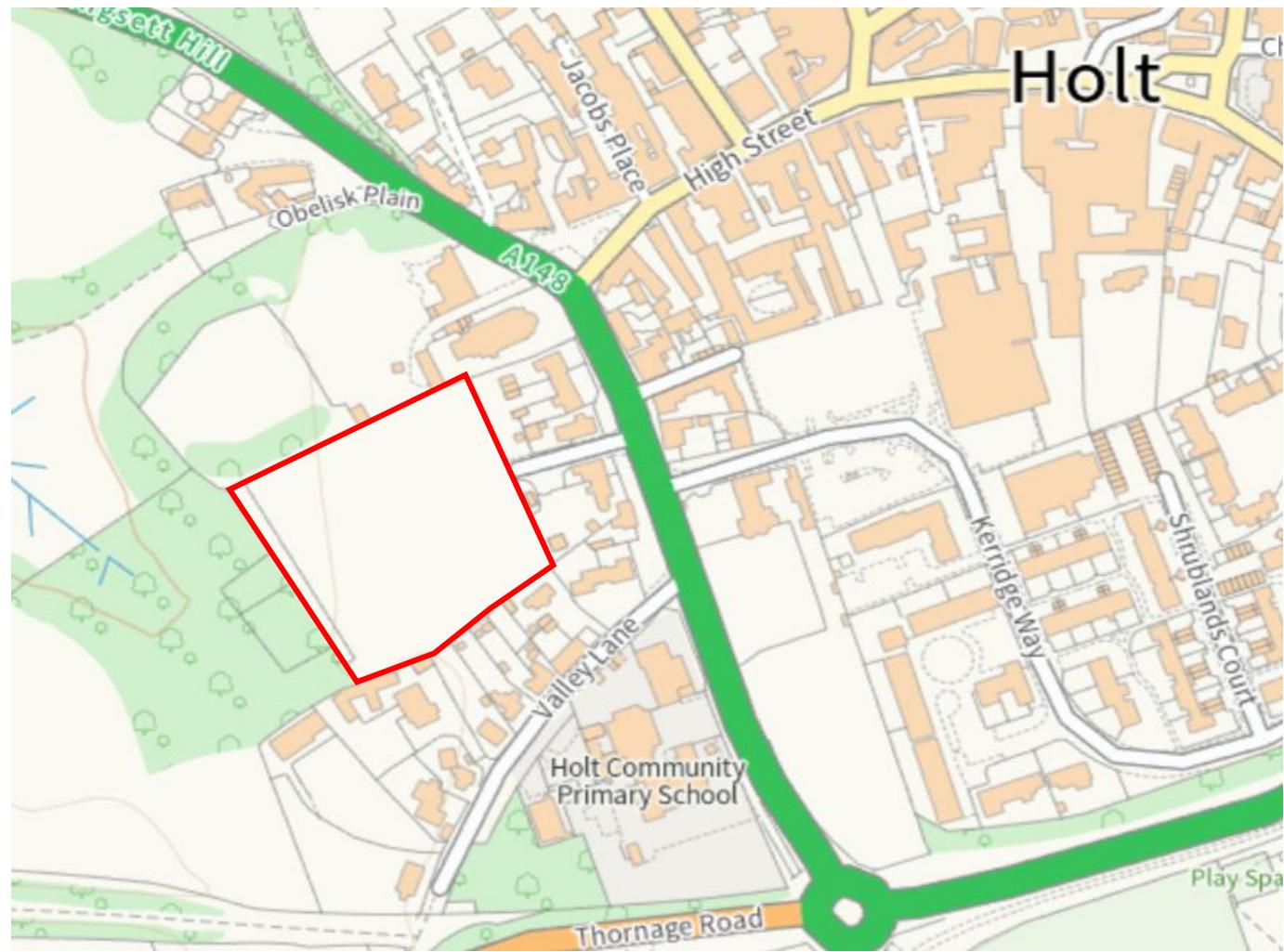
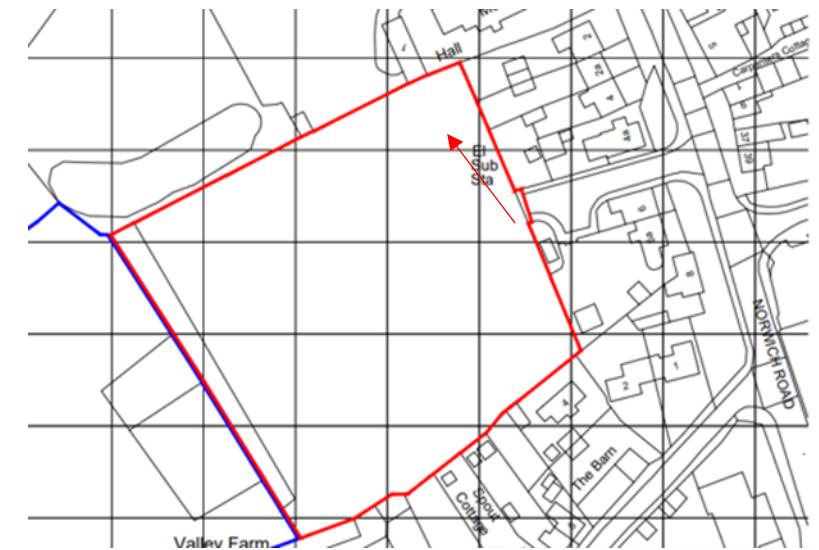


Figure 1: Aerial view of application site

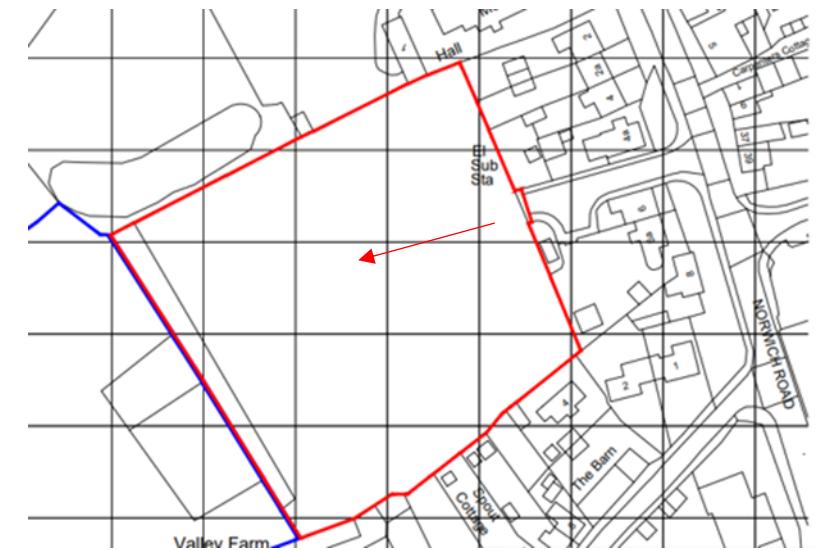
Location Plan



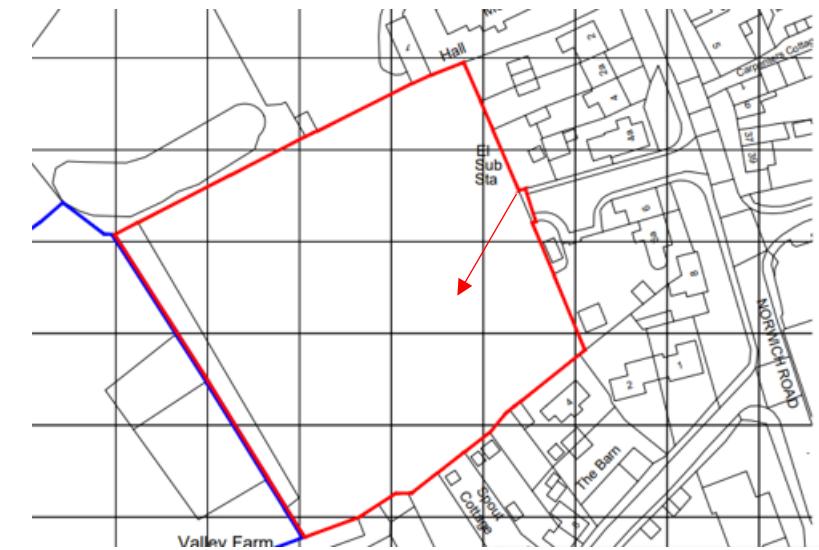
Bayfield
HOMES



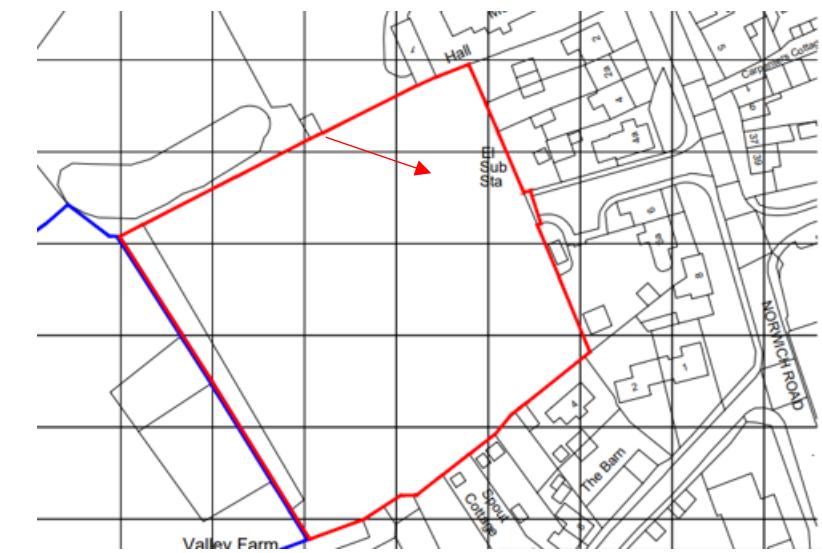
View North towards 'The Stables'



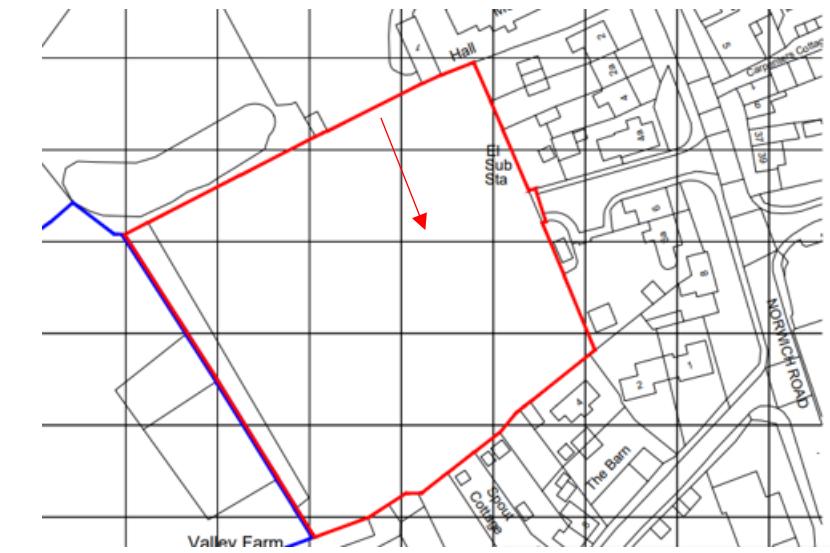
View towards north-west corner of site



View towards south-west corner of site



View east towards site access



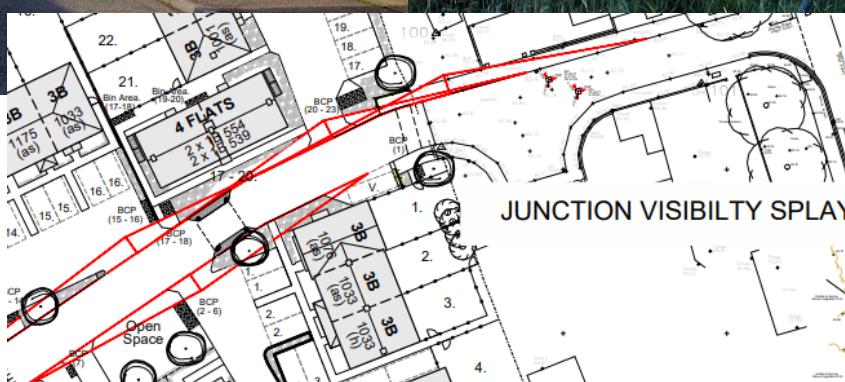
View south-east towards Valley Lane



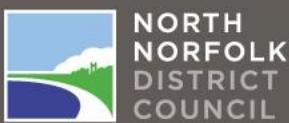
View of site from footpath



Highway Access



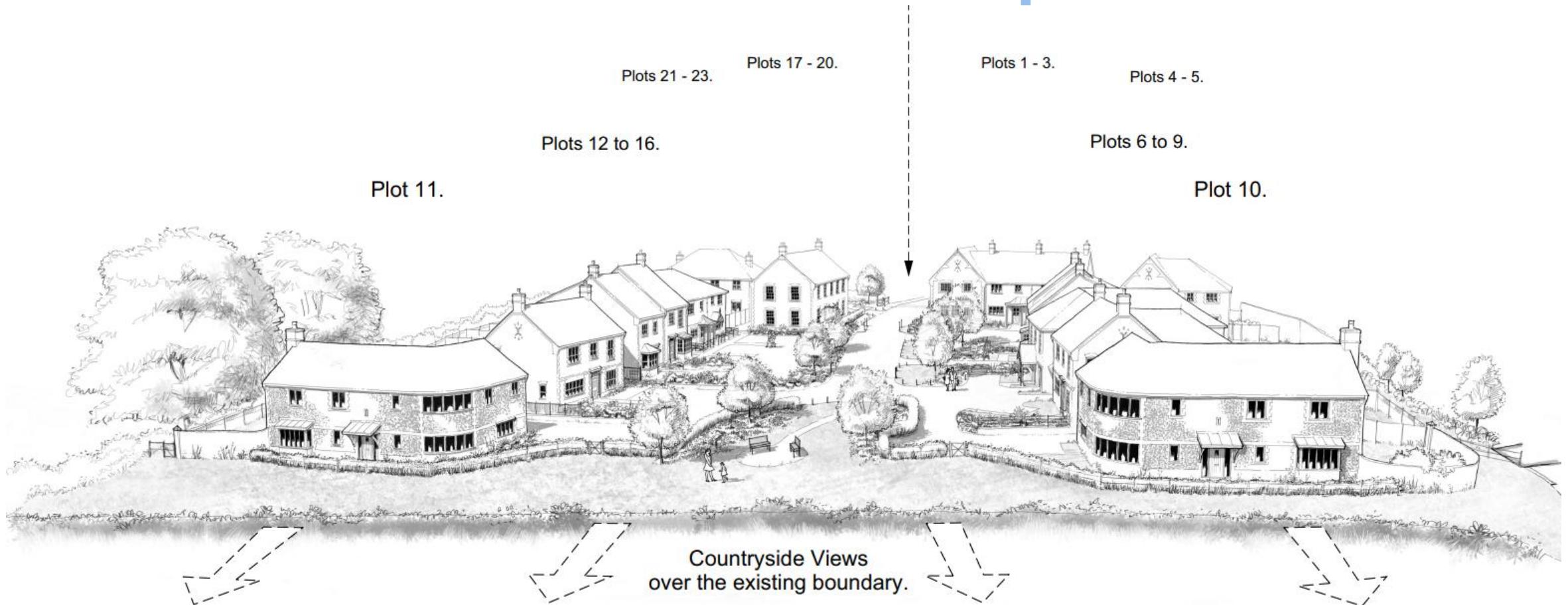
Proposed Site Plan



19th February 2026

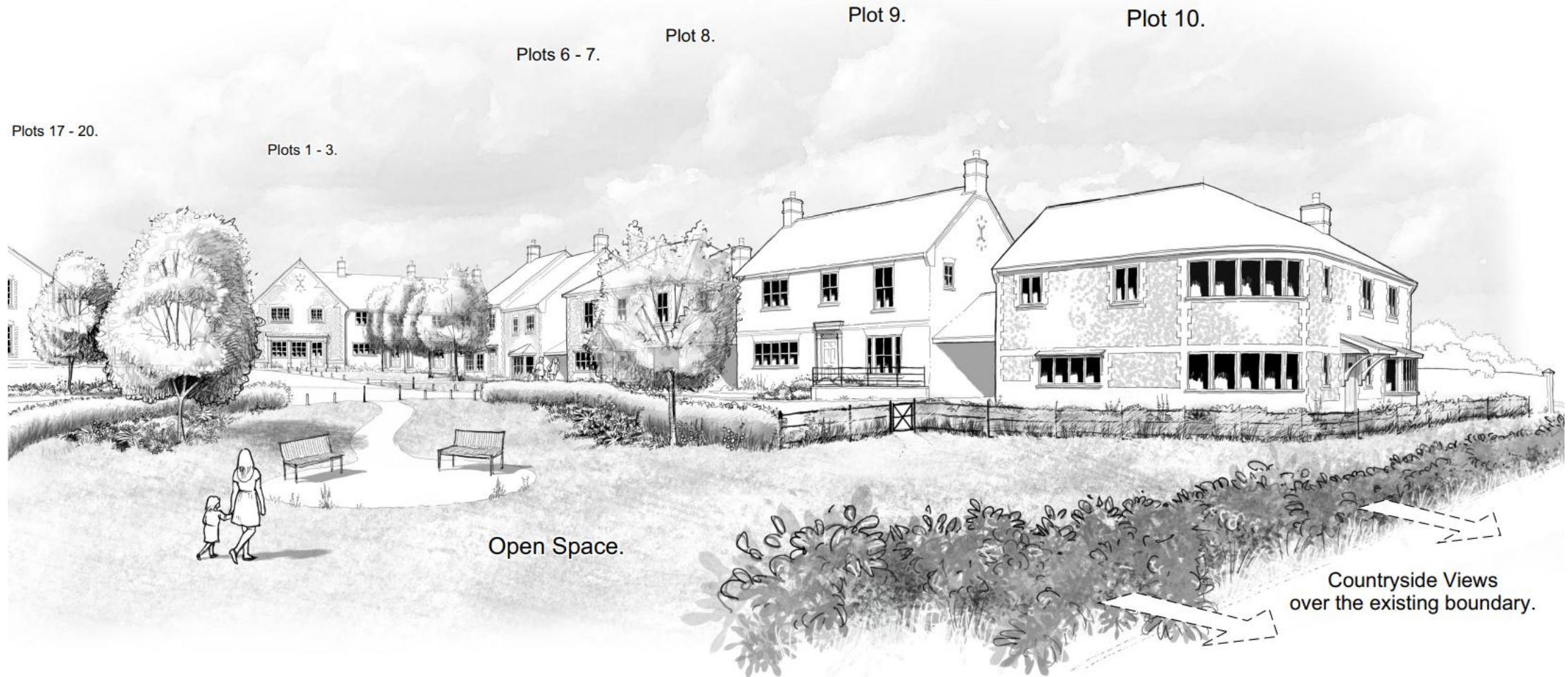
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Indicative view from Spout Hills



HIGH VIEW LOOKING EAST FROM SPOUT HILLS.

Indicative view towards plots 6-10

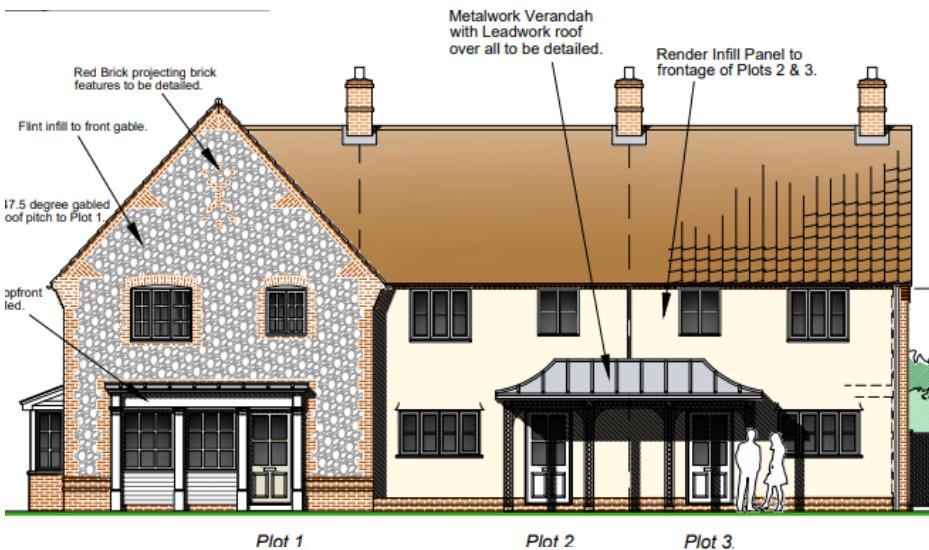


VIEW LOOKING EAST TOWARDS PLOTS 6 TO 10.

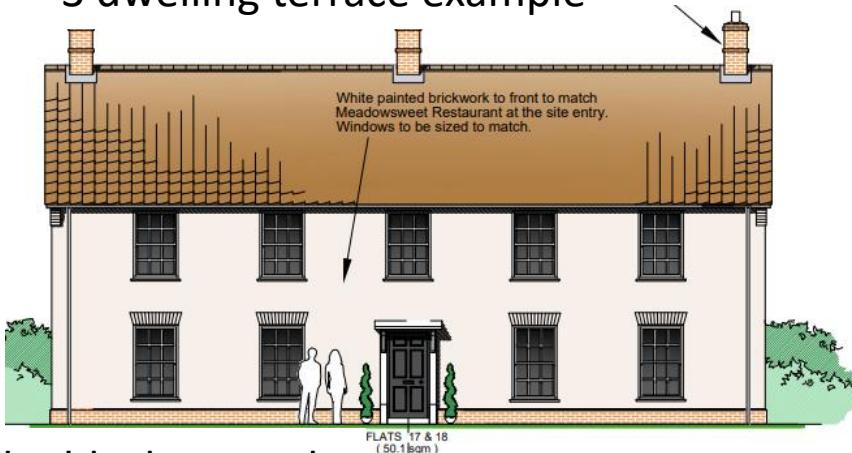
Indicative view west towards plots 11-16



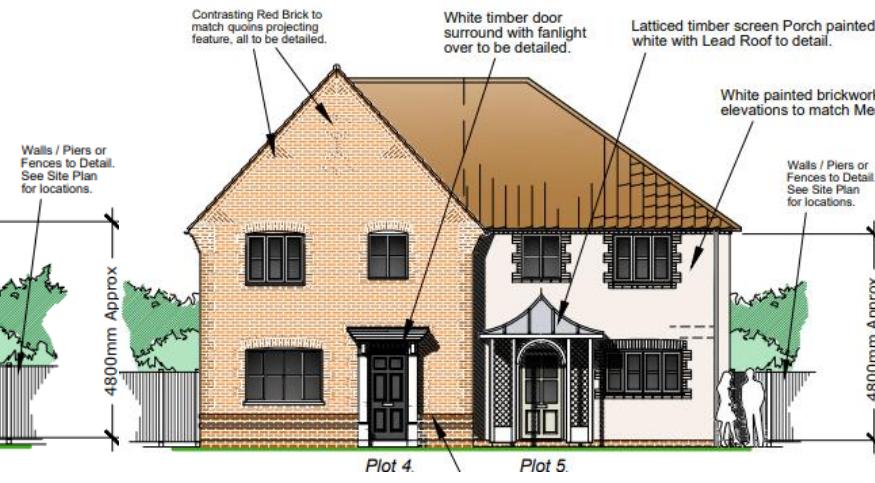
House types



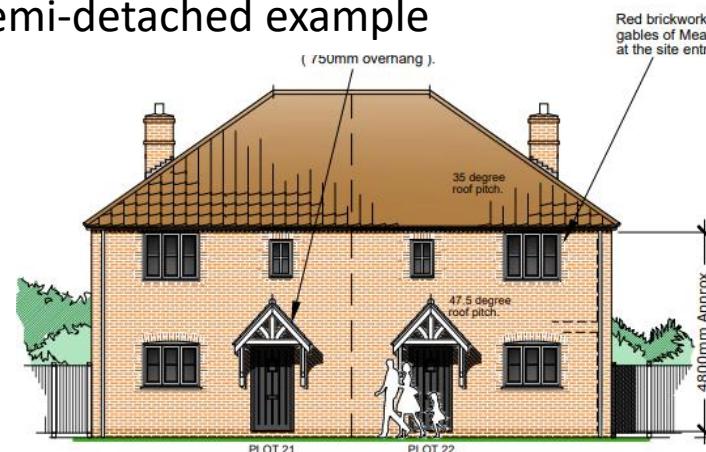
3 dwelling terrace example



Flat block example



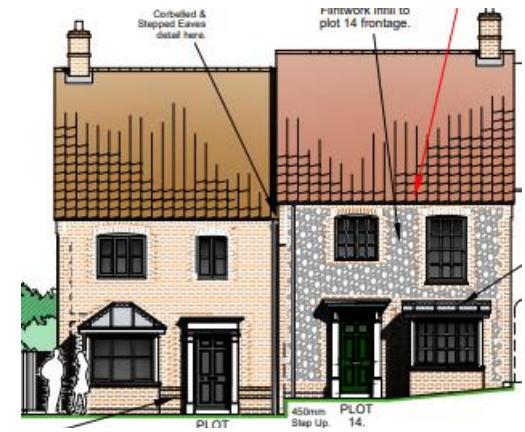
Semi-detached example



Affordable Housing example



Bungalow example

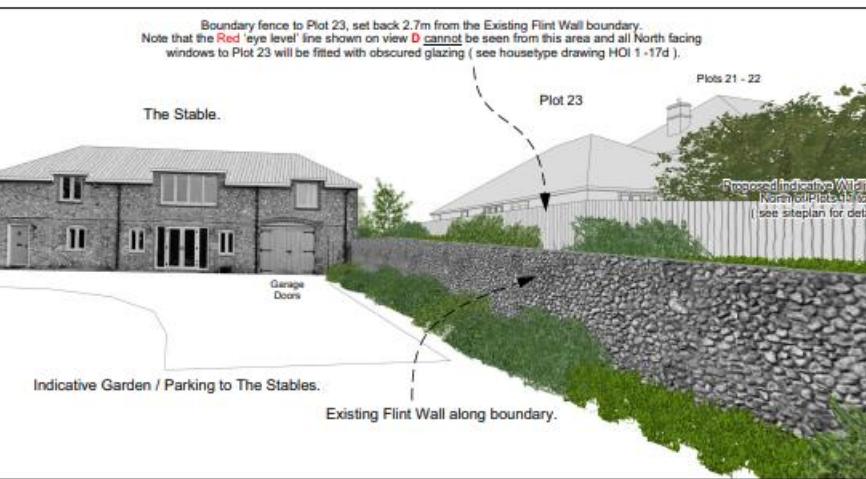


Semi-detached example

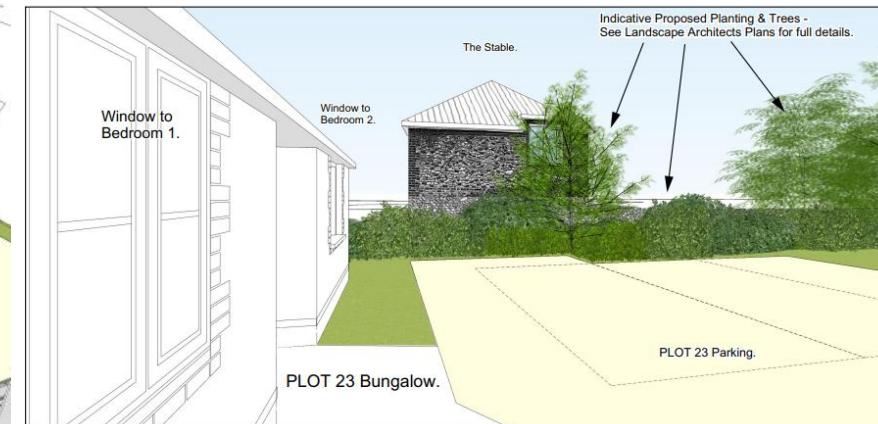
Frontage Site Sections



View to/from Neighbour



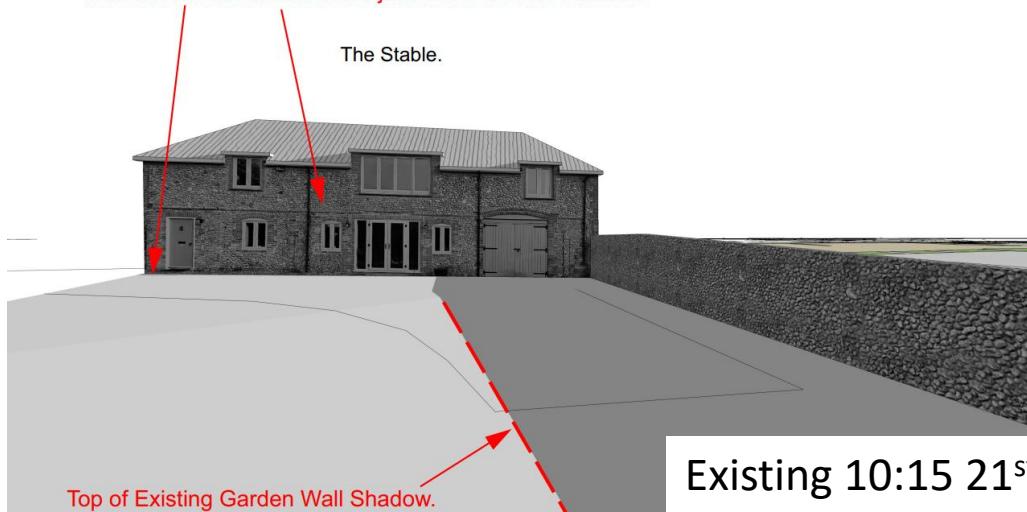
View from the stables 1st floor



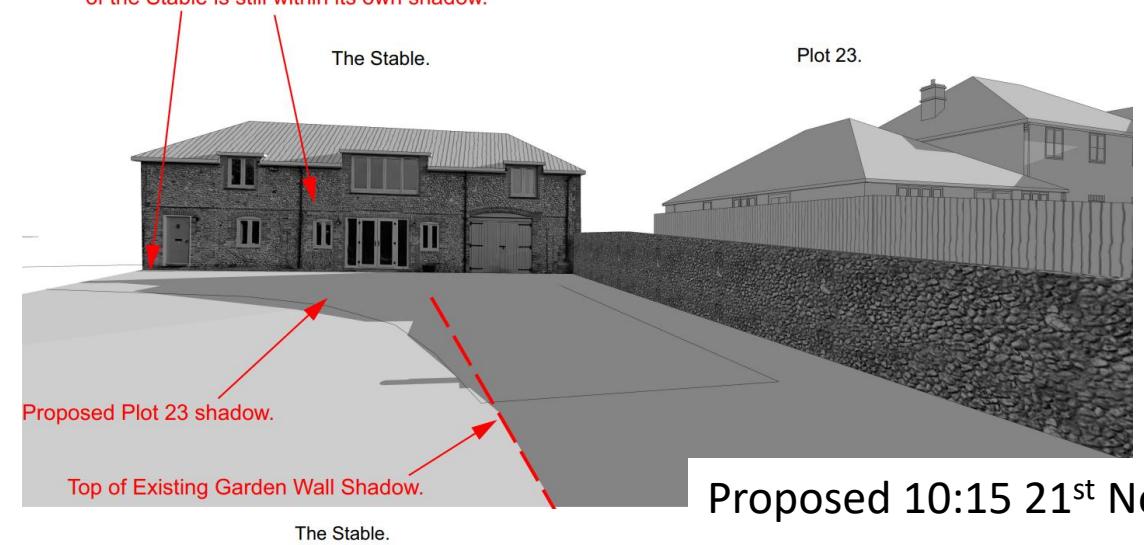
View of the Stables from Plot 23

Shadow visualisation

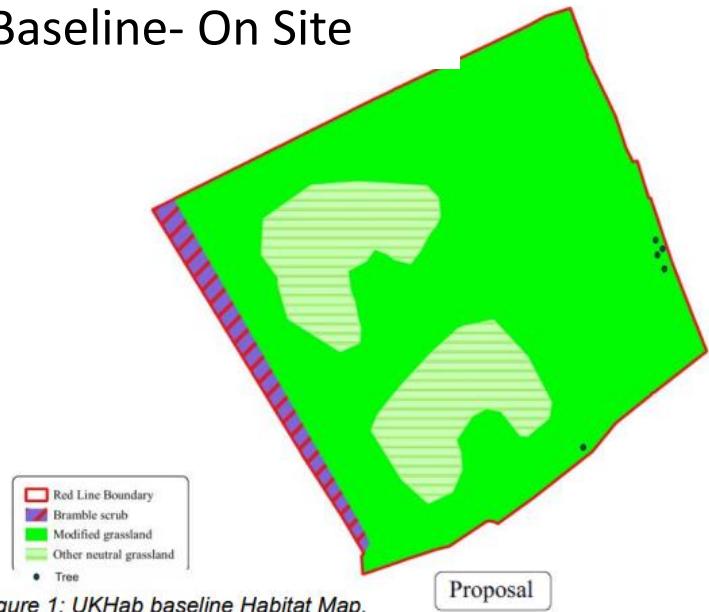
NOTE: At this time of day on 21st Nov the West Facing Elevation of the Stable is still just within its own shadow.



NOTE: At this time of day the West Facing Elevation of the Stable is still within its own shadow.



Baseline- On Site

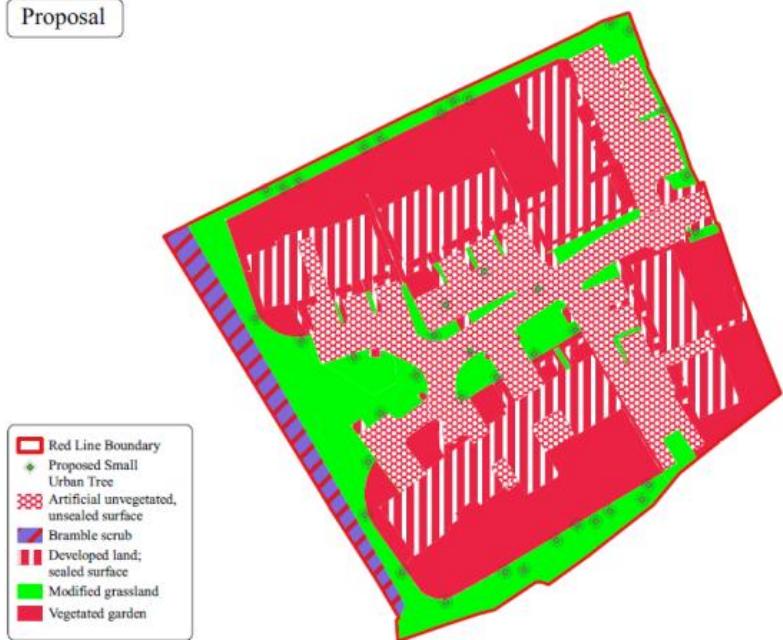


BNG



Baseline- Off Site

Proposed- On Site



Proposed- Off Site

KEY ISSUES

1. Principle of development
2. Housing Mix
3. **Design and amenity**
4. Impact on Landscape
5. **Ecological impacts, BNG and GIRAMS**
6. Developer contributions
7. Highways and Parking
8. Heritage
9. Flooding and Drainage

RECOMMENDATION

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

1. Satisfactory resolution of new sustainability policies;

2. Satisfactory resolution ecological matters including addressing the BNG baseline calculations and further details around the translocation site.

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

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

- Time Limit for implementation
- In accordance with approved plans
- Materials
- Landscaping details, implementation and management
- Mitigation and enhancement as set out in Ecological Assessment
- Construction Management Plan (CEMP)
- Highway access
- Provision of parking and retention
- Implementation and retention of refuse and recycling
- Drainage strategy and mitigations
- Permitted Development Right restrictions
- BNG Delivery