

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

19th February 2026

# Site Location

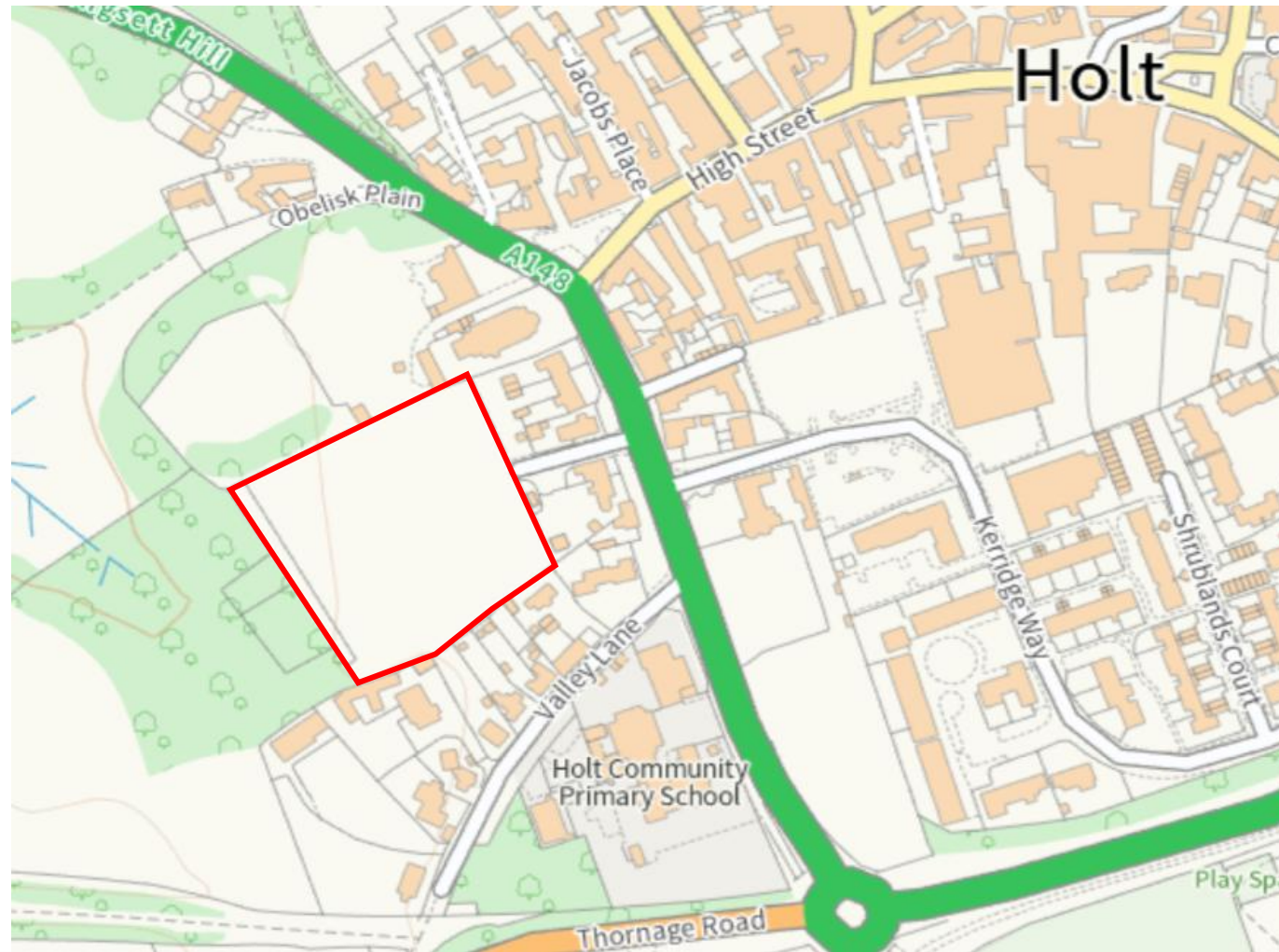
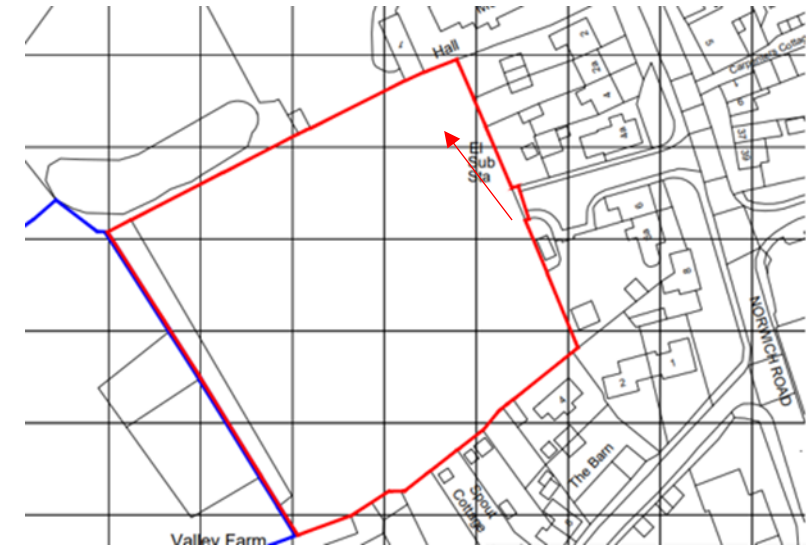


Figure 1: Aerial view of application site



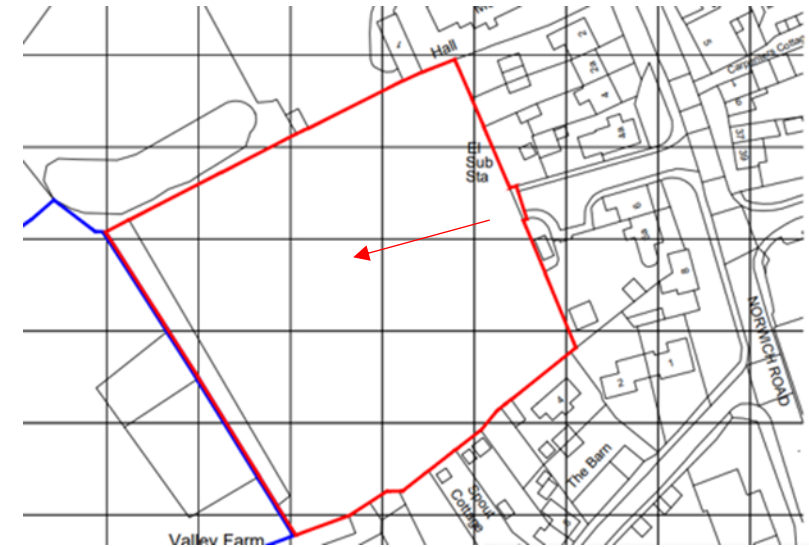
# Location Plan





View North towards 'The Stables'





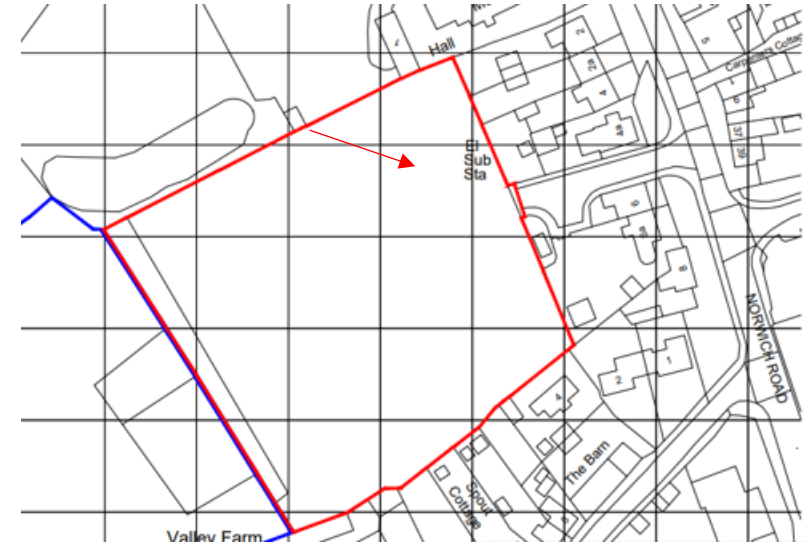
View towards north-west corner of site





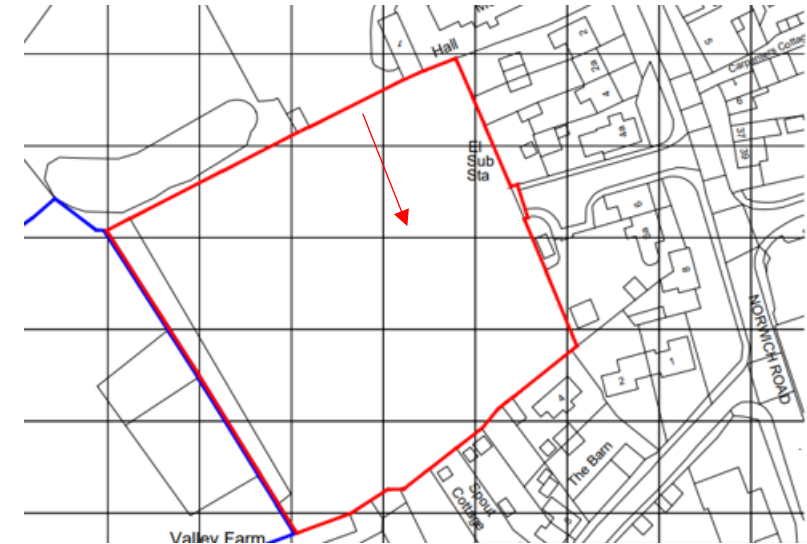
View towards south-west corner of site





View east towards site access



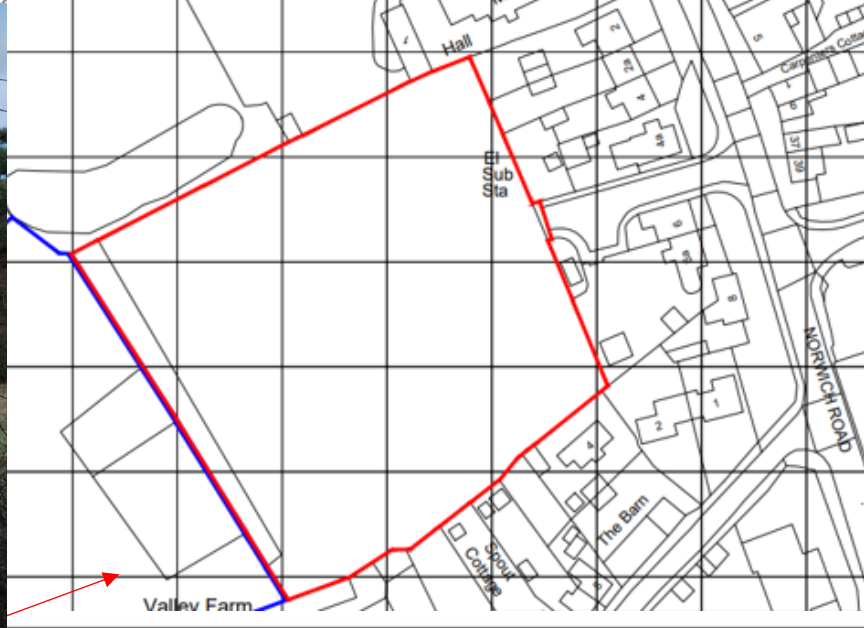


View south-east towards Valley Lane



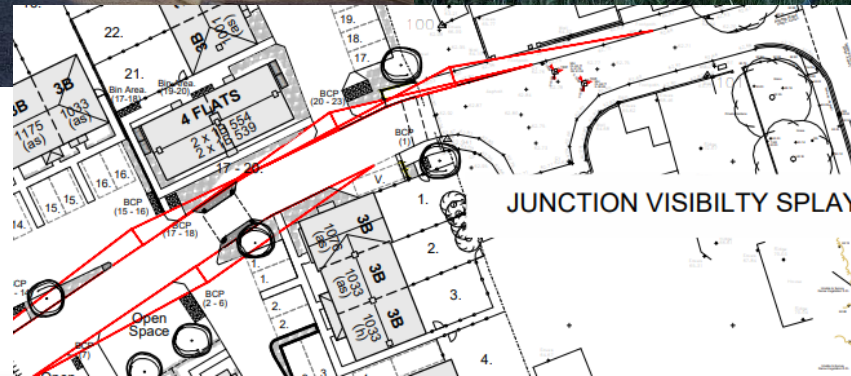


View of site from footpath





# Highway Access





Form 2.75m wide, 219 sq.m Wildlife corridor ( NO Public Access ) with selected native planting and Small Trees. See Landscape Architects plans for full details.

Rear Garden fence to plots 11 to 16, 1.2m close boarded with 0.3m Trellis to top to detail.

Provide traditional Post & Rail Gate to end for maintenance access only.

A = Create new gated entry feature all to be detailed.

Informal approximate cut grass private footpath walk route to Spout Hills, provide new key coded boundary gate for use by residents only - exact location of gate to be agreed on-site.

G4. Indicative Areas of neighbouring trees, see Tree Report submitted with this application for full details.

Private underground Pumping Station with kiosk and 7.0m cordon sanitaire.

Paved formal landscape feature area incorporating selected bench seating to be determined.

G3. Indicative Areas of neighbouring trees, see Tree Report submitted with this application for full details.

Selected native planting to define rear garden boundary.

New Wildlife corridor

Form 242 sq.m Wildlife corridor ( NO Public Access ) with selected native planting and Small Trees. See Landscape Architects plans for full details.

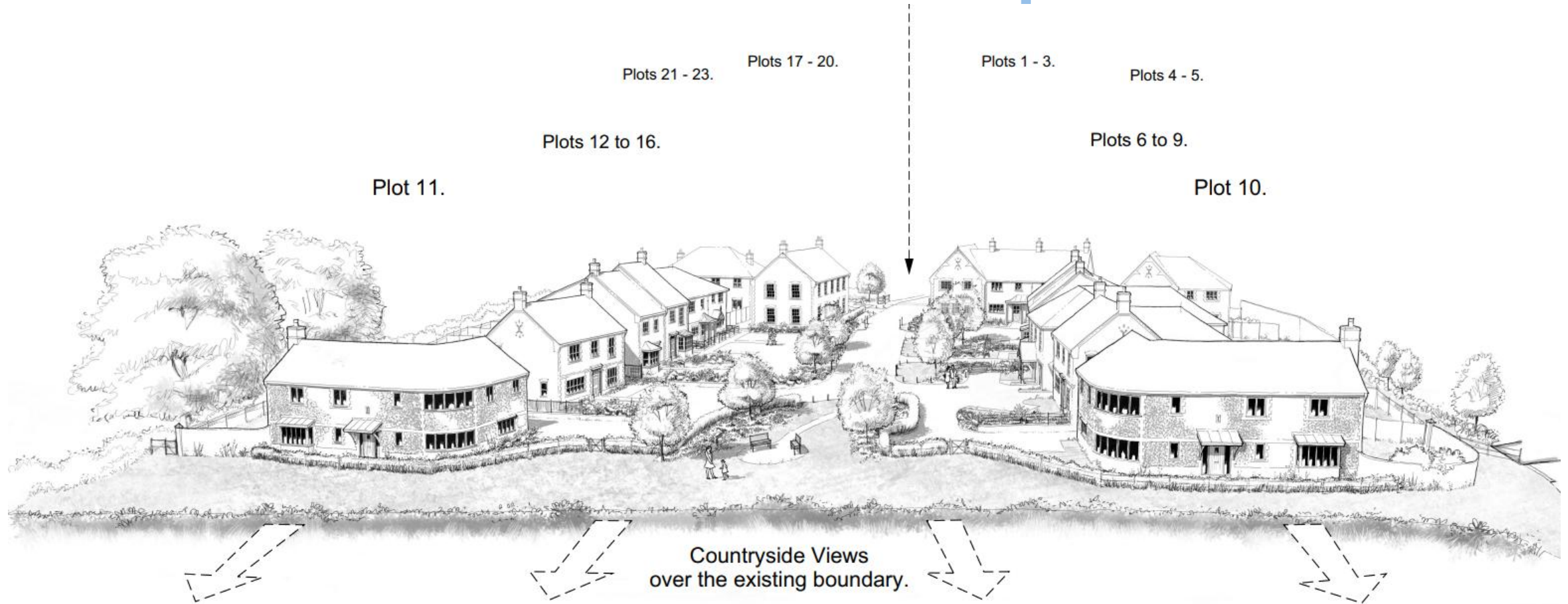
Provide traditional Post & Rail Gate to end for maintenance access only.

Open Space  
1492 sq.m

Plots 1-24, buildings, parking, fences, gates, trees, and other site details are shown.



# 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.

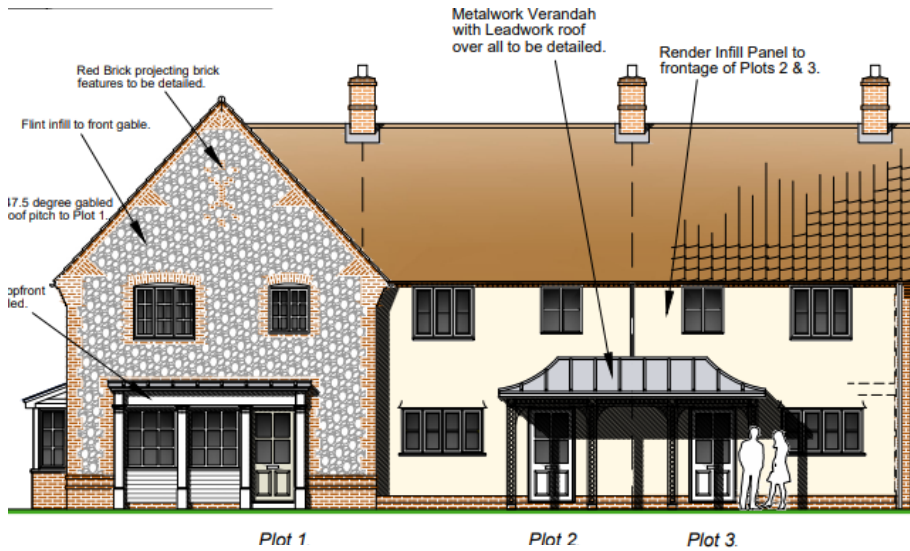


# Indicative view west towards plots 11-16

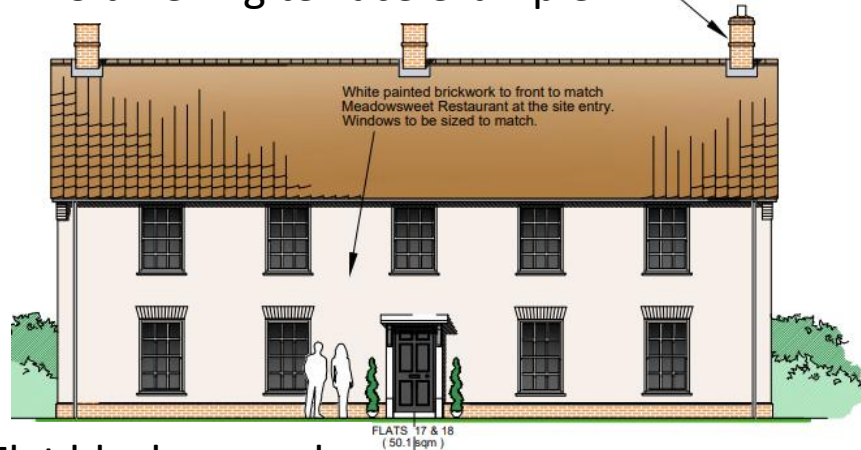




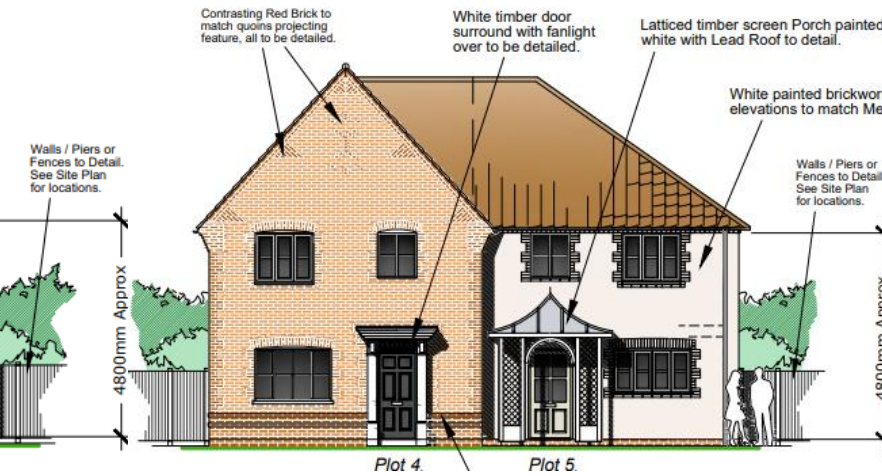
# House types



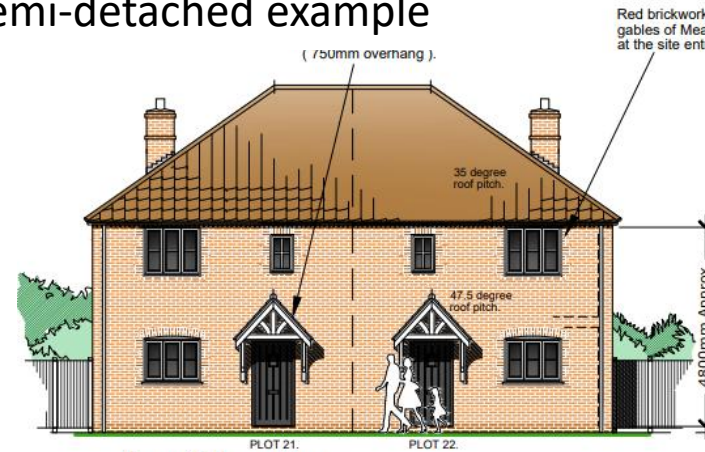
3 dwelling terrace example



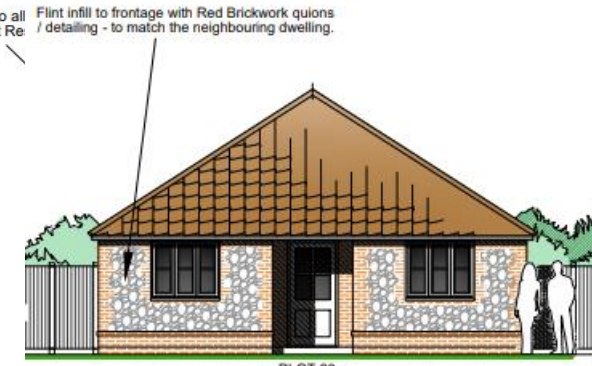
Flat block example



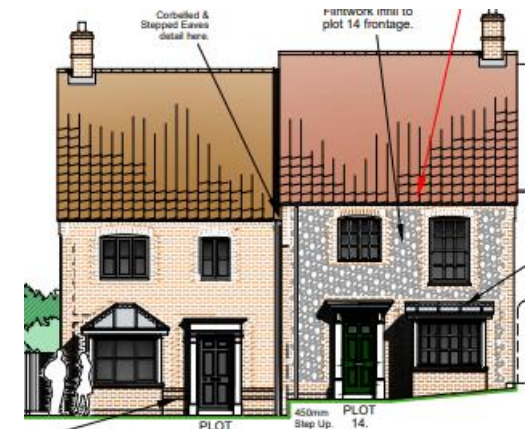
Semi-detached example



Affordable Housing example



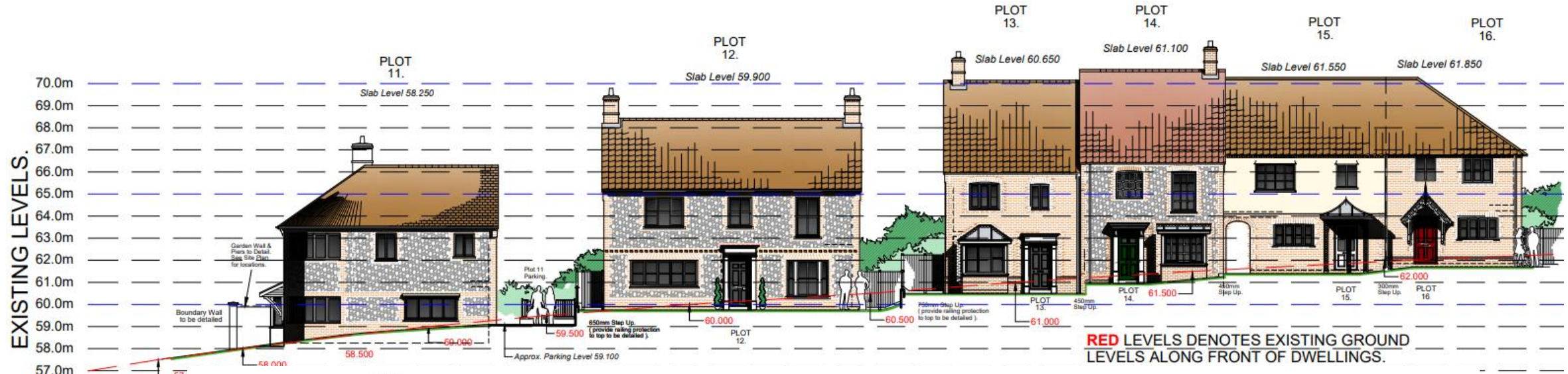
Bungalow example



Semi-detached example

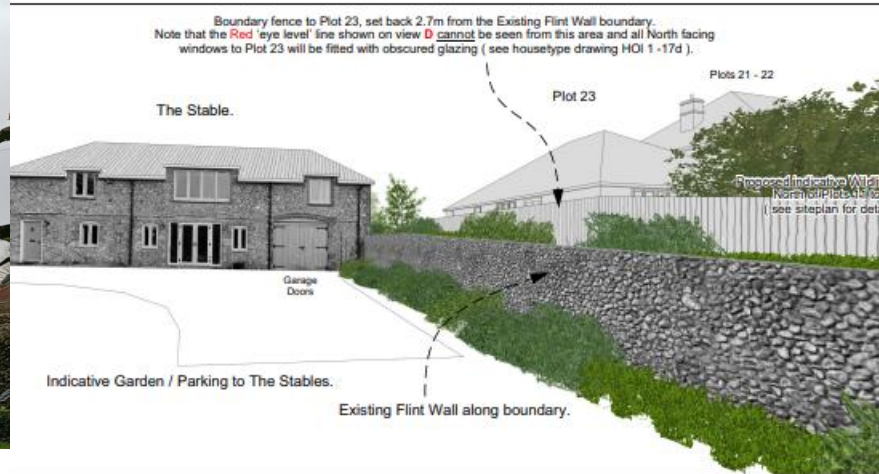


# Frontage Site Sections

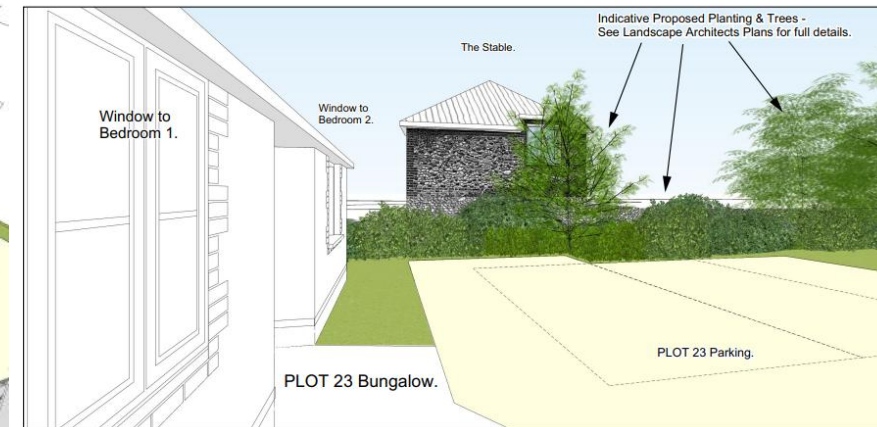
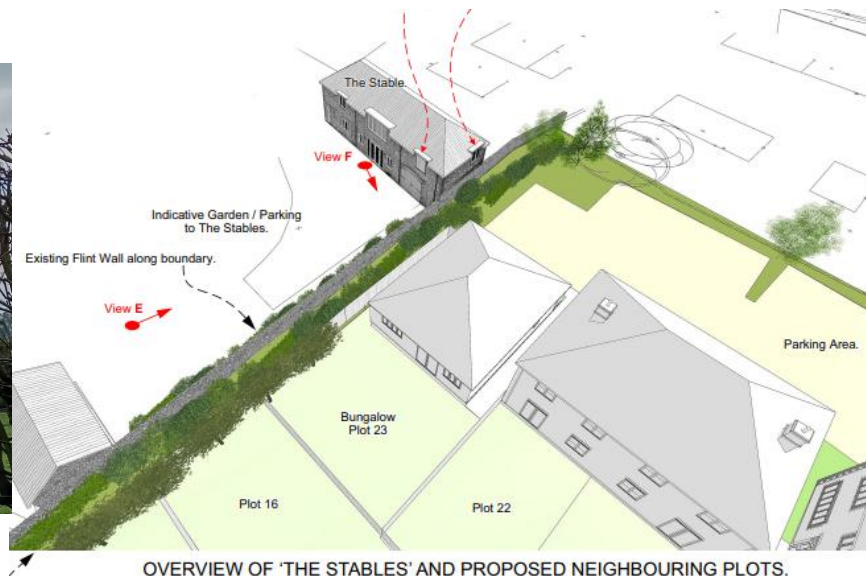




# View to/from Neighbour



View from the stables 1<sup>st</sup> floor

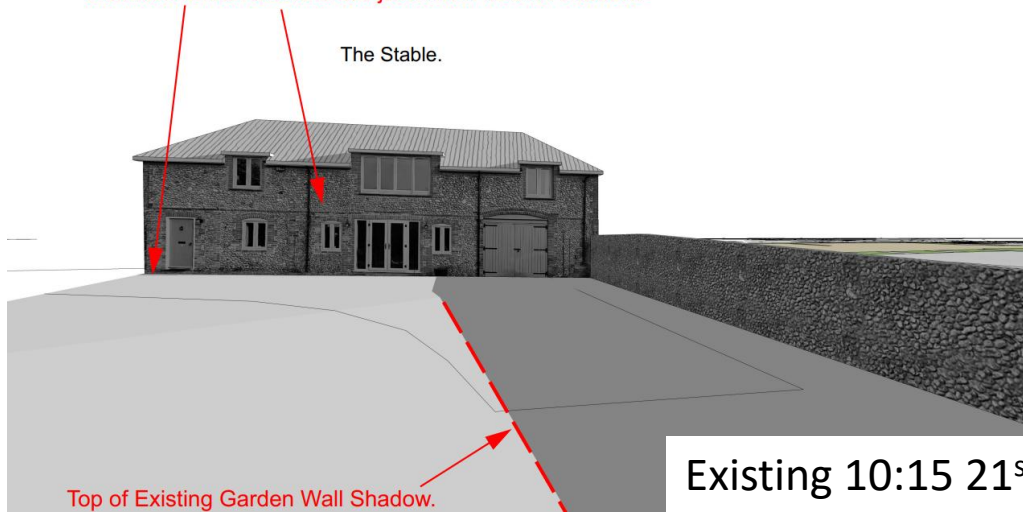


View of the Stables from Plot 23

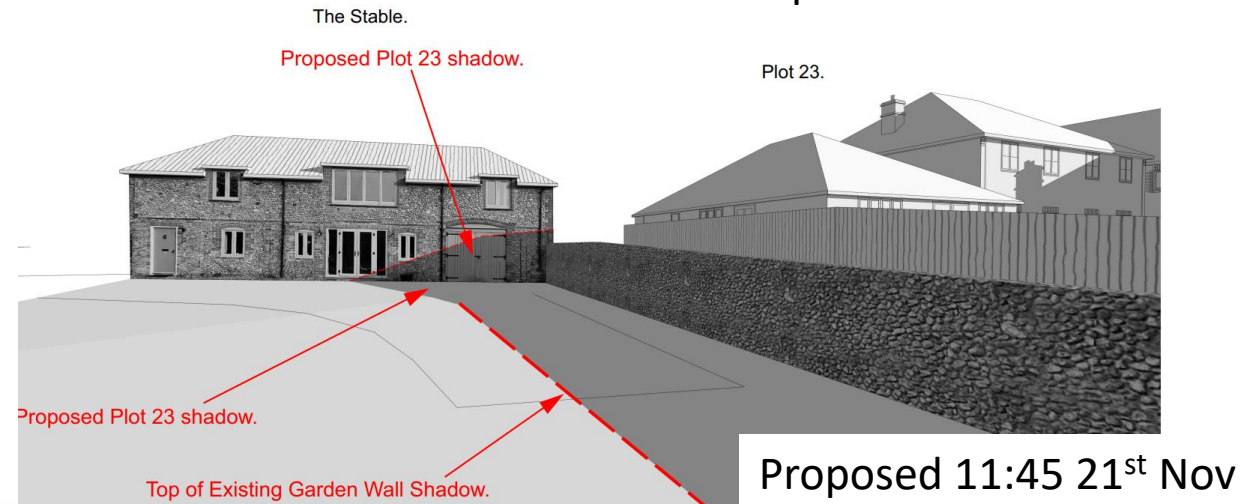
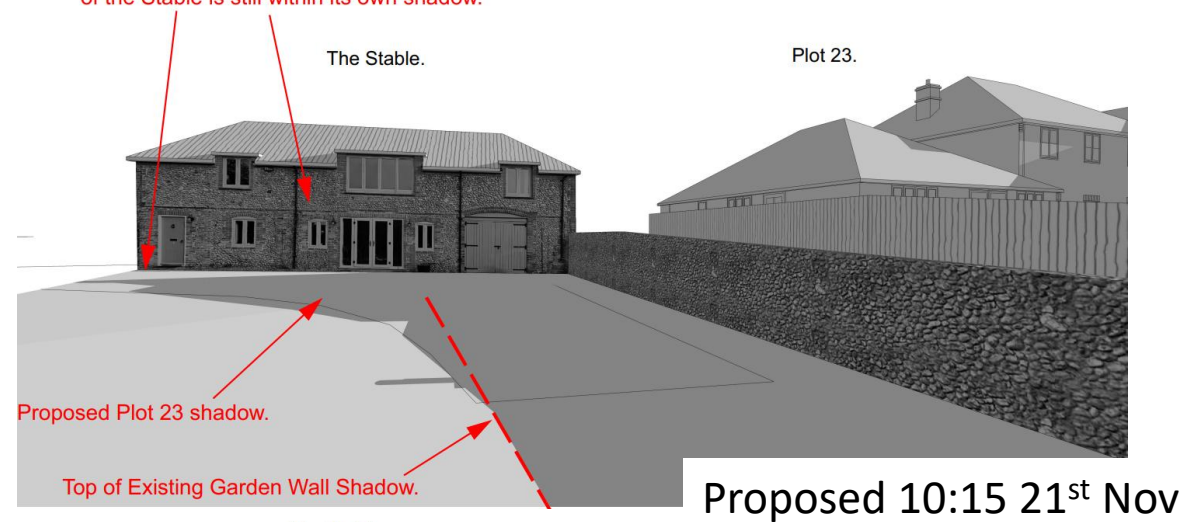


# Shadow visualisation

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



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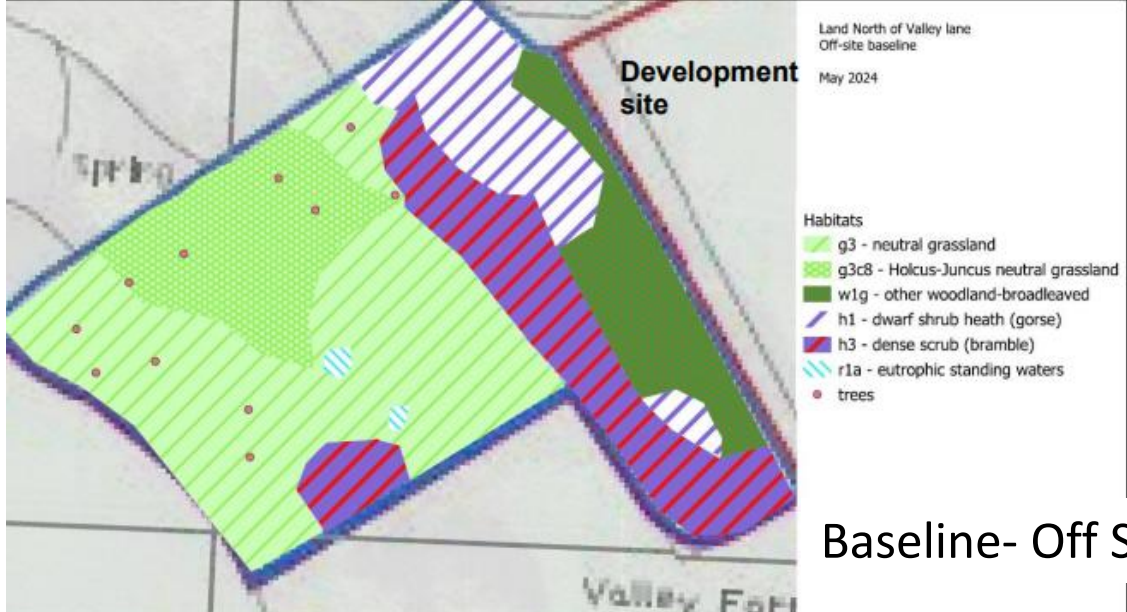
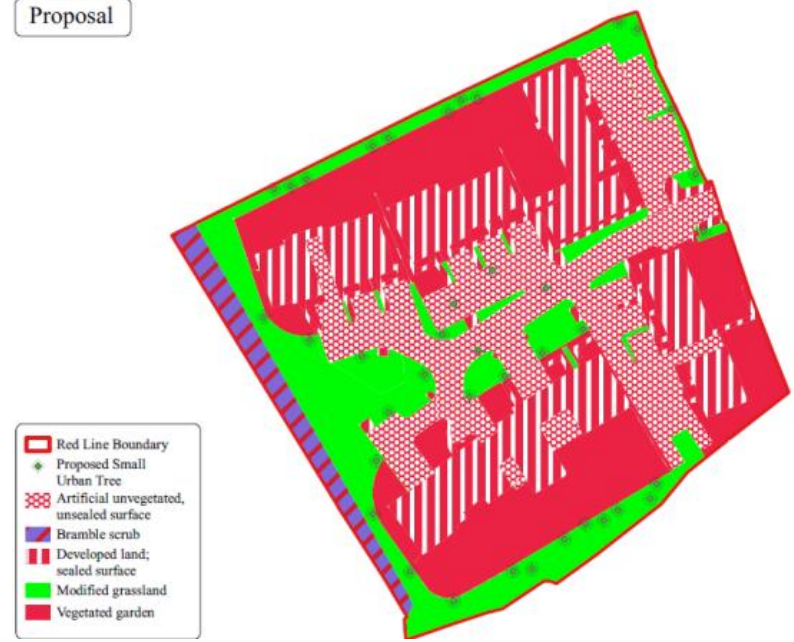


Baseline- On Site

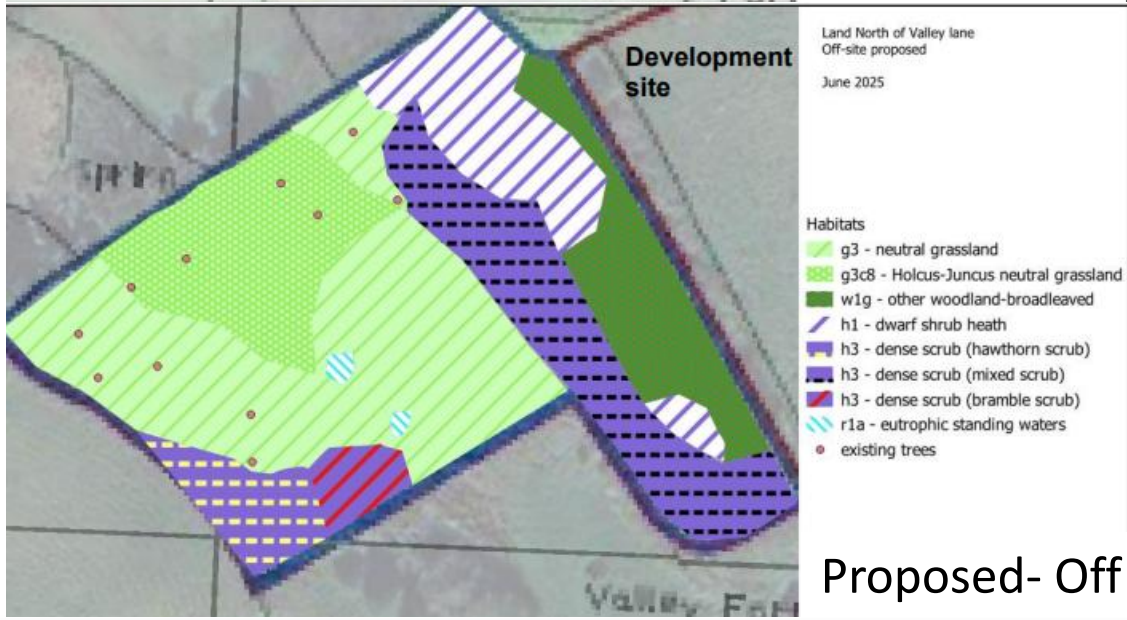


Figure 1: UKHab baseline Habitat Map.

Proposed- On Site



Baseline- Off 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**