

**Mr Mark Brands**  
North Norfolk District Council  
Holt Road  
Cromer  
NR27 9EN

06 February 2026

**Lanpro Project Number: 5711**

By email:

Dear Mark,

## **Planning Application PF/25/0961 for self-storage facility at Land South of Hempton Poultry Farm, Helhoughton Road, Hempton**

I write with reference to the above planning application and following the Development Committee decision on 11th December 2025 to defer determination of the application to seek confirmation that the proposed diversification supports the Raynham Estate.

You will be aware that this proposal fundamentally relates to the Raynham Estate with the application being made by the Estate, on land owned by the Estate. As with all other projects on the Estate, it is confirmed that revenue generated from the proposed self-storage facility will be re-invested back into the Estate to support its ongoing and long-term vitality and viability. As a proposal which is fundamentally related to the Estate there should be no need for any formal planning mechanism (such as a legal agreement or condition) to tie the permission to the Estate. This reflects all other operations undertaken by the Estate.

The transition away from traditional subsidy regimes has created a structural funding gap that cannot realistically be replaced through agricultural production alone, particularly given:

- Volatile commodity prices
- No government direction
- Rising input costs (fuel, fertiliser, labour, machinery)
- Increasing regulatory and environmental compliance costs
- Reduced predictability of farm income, driven by increasing climate variability and more frequent extreme weather events.

The wider economic outlook for UK farming remains challenging. Income generated from the self-storage facility would provide a long-term, stable, reliable, non-agricultural income stream independent of weather, crop yields, or commodity prices. Once fully operational, the Applicant anticipates that the development would generate revenues of approximately £216,000 per annum, with a net profit of approximately £119,000. This income would be re-invested into the Raynham Estate to support its long-term sustainability. The Applicant would be grateful if this could be communicated to Members at the next available Development Committee. The Applicant has identified significant demand for self-storage and may seek to expand the container operations though further investment both on and off the Estate. Any formal mechanism to tie the permission to the Estate would likely frustrate this growth and limit the benefits which would be returned to the Estate.

Moving on to other topics discussed by the Committee, it was noted that there was a discussion about surface water drainage. Based on the officer's response to Members, I understand that officers are agreeable to this being dealt with by condition. The Applicant agrees to the principle of this, subject to the detailed wording of the condition.

There was also a discussion point regarding biosecurity and the presence of the adjacent poultry unit. Please note that there is an automatic barrier for entering the poultry site and bio-security measures in place, which include wheel and boot washing. There is clearly segregation between the entrances to the proposed self-storage site and the poultry site such that there is no operational overlap between the two and therefore no bio-security issues between the two.

I trust that this provides you with sufficient information to refer the application back to Development Committee with a recommendation of approval.

Yours Sincerely

Charles Judson  
**Associate Director**

Cc: David Glason and Geoff Lyon