

**CROMER – RM/25/0776 – Reserved Matters application (details relating to appearance, landscaping, layout and scale) pursuant to outline planning permission PO/23/0596 (Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access), Land Off Overstrand Road, Cromer, Norfolk.
Applicant: Barratt David Wilson Homes Anglia Ltd**

Major Development

Target Date: 16.04.26

Extension of Time: 16.04.26

Case Officer: Alice Walker

Reserved Matters Planning Permission

PREFACE:

At the last meeting of Development Committee on Thursday 19 March 2026, this Reserved Matters Application (Ref: RM/25/0776) was reported for land off Overstrand Road in Cromer pursuant to Outline Planning Permission Ref: PO/23/0596 for the erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SUDS) and vehicular access point (Outline with all matters reserved except for access).

During the course of the meeting, the solicitor mistakenly highlighted to Members that drainage matters should not form part of Members considerations when determining the application. The detailed Surface Water Drainage Strategy (and discharge of Condition 9 of the Outline Planning consent) do form part of the report. The solicitor highlighted the error after the meeting, recognising that the advice given to Members during the course of the meeting was incorrect.

Having reviewed the recording of the meeting, the Monitoring Officer and Assistant Director for Planning agree that there was the potential for the incorrect advice to be material in impacting upon the Members' decision. The appropriate way to address what is a procedural irregularity is for a rehearing of the item at the earliest Development Committee, with the revised legal advice and all parties being contacted as soon as possible.

Having discussed this matter with the applicants, it has been agreed that the Reserved Matters Application will be referred back to Development Committee for re-determination.

The application should be heard in an unfettered manner without prejudice or reference to earlier debate or decision making.

RELEVANT SITE CONSTRAINTS

Allocated Residential Development Site - Former Golf Practice Ground, Overstrand Road, Cromer
Residential Area (Cromer)
Settlement Boundary (Cromer)
Countryside Policy Area
Norfolk Coast National Landscape (formerly AONB)
North Norfolk Designated Rural Area
Undeveloped Coast Area
EA Risk Surface Water Flooding 1 in 30 - 1 in 30

Areas Susceptible to Groundwater
Contaminated Land
Landscape Character Assessment - Coastal Shelf
Landfill Gas Site
GIRAMS Zone of Influence

RELEVANT PLANNING HISTORY

Reference **PO/23/0596**

Description Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access)

Outcome Approved

Reference **NMA/25/0403**

Description Non-material amendment of planning permission PO/23/0596 (Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access) to allow the increase of specialist elderly care accommodation from "up to 60 units" to "up to 66 units"

Outcome Approved

Reference **NMA/26/0007**

Description Non-material amendment of planning permission PO/23/0596 (Erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Outline with all matters reserved except for access)) to allow the approved Recreation Routes Plan to divert the pink route away, to ensure that the whole route is deliverable.

Outcome Approved

THE APPLICATION

The site is located to the east of Cromer off the Overstrand road. The site totals approximately 6.35 hectares of vacant grass and shrub land following its former use as a golf practice ground relating to the Royal Cromer Golf Club to the north of the Site, until the early 2000s. The site was put forward for development as part of the new North Norfolk Local Plan (NNLP), Outline Planning Permission was granted in May 2024 and the NNLP formally adopted in December 2025. This application seeks approval of Reserved Matters (details relating to appearance, landscaping, layout and scale) and discharge of conditions 8, 9, 10, 11, 12, 13 and 14 pursuant to outline planning permission PO/23/0596.

REASONS FOR REFERRAL TO COMMITTEE

Initially at the request of the Development Manager having regard to the strategic significance of the site and the range of planning issues involved.

CONSULTATIONS

NCC Highways- No objection

NCC Flood & Water Mgmt (LLFA)- No objection, Discharge condition 9.

NCC Historic Environment Service- No comments provided

NCC Minerals and Waste- No objection, Partial discharge of Condition 14.

NCC Planning Obligations- No response received.

Anglian Water- No objection subject to condition

Active Travel England- No comments provided

Natural England- No comments provided

(Police) Architectural Liaison Officer/safety Officer- Advice given

Norfolk Fire & Rescue- No objection, Partial discharge of condition 10.

National Grid (now National Gas)- No National Gas assets affected in this area.

NHS ENGLAND (EAST)- No response received

Norfolk Coast Partnership- No response received.

NNDC Strategic Housing- Advice given

NNDC Economic and Tourism Development Manager- Support

NNDC Conservation and Design- Advice given

NNDC Sports & Countryside- No comment

NNDC Environmental Health- No objection subject to condition

NNDC Landscape- Advice given

NNDC Climate & Environmental Policy – No response received.

Cromer Town Council- submits the following concerns:

- Concerns have been raised over the flow rates for the Sewer and the impact on the Station Road area.
- Connectivity to Overstrand Road and transport links - road network infrastructure – including Bus stops, narrowness of pavements for mobility scooters etc. No public transport statement provided.
- Biodiversity Net Gain mitigation replaced away from Cromer so not like for like
- Biodiversity - the ground is used for migratory birds
- Sewer locations need to be reviewed as these do go across the whole site and will have a knock-on affect for local residents
- Review and impact on public rights of way
- Impact on all local services, NHS, Dentists & other amenities.

On 01/04/26 Cromer Town Council requested a deferral on this application to allow an independent drainage report to be commissioned.

Ward Councillor- No response received.

REPRESENTATIONS

17 public representations received in **objection** for the reasons summarised below:

- Ecological concerns, loss of habitat, BNG
- Flooding and drainage concerns
- Highways safety concerns- additional traffic, narrow footpaths
- Pressure on local infrastructure, schools, doctors etc
- Generic design
- Poor quality housing
- Layout is dense and urban in appearance
- Construction of 3 storey dwellings, dominate landscape
- Loss of privacy and overlooking
- Phasing concerns and delivery of the care home
- Smaller central open space
- Lack of community consultation

HUMAN RIGHTS IMPLICATIONS

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the above matters, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER

The application raises no significant crime and disorder issues.

EQUALITY AND DIVERSITY ISSUES

The application raises no significant equality and diversity issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application.

Local finance considerations are not considered to be material to this case.

RELEVANT PLANNING POLICIES

North Norfolk Local Plan (December 2025)

Policy CC1: Delivering Climate Resilient Sustainable Growth

Policy CC3: Sustainable Construction, Energy Efficiency & Carbon Reduction

Policy CC4: Water Efficiency

Policy CC7: Flood Risk & Surface Water Drainage

Policy CC8: Electric Vehicle Charging

Policy CC9: Sustainable Transport

Policy CC10: Biodiversity Net Gain

Policy CC11: Green Infrastructure
Policy CC12: Trees, Hedgerows & Woodland
Policy CC13: Protecting Environmental Quality
Policy SS1: Spatial Strategy
Policy SS2: Development in the Countryside
Policy HC2: Provision & Retention of Open Spaces
Policy HC4: Infrastructure Provision, Developer Contributions & Viability
Policy HC5: Fibre to the Premises (FTTP)
Policy HC7: Parking Provision
Policy ENV1: Norfolk Coast National Landscape & The Broads
Policy ENV2: Protection & Enhancement of Landscape & Settlement Character
Policy ENV3: Heritage & Undeveloped Coast
Policy ENV4: Biodiversity & Geodiversity
Policy ENV5: Impacts on International & European sites, Recreational Impact Avoidance Mitigation Strategy
Policy ENV6: Protection of Amenity
Policy ENV 7: Protecting & Enhancing the Historic Environment
Policy ENV8: High Quality Design
Policy HOU1: Delivering Sufficient Homes
Policy HOU2: Delivering the Right Mix of Homes
Policy HOU8: Accessible & Adaptable Homes
Policy HOU9: Minimum Space Standards
Policy C16: Former Golf Practice Ground, Overstrand Road

Material Considerations:

National Planning Policy Framework (NPPF)(December 2024)

Chapter 2: Achieving sustainable development
Chapter 4: Decision-making
Chapter 8: Promoting healthy and safe communities
Chapter 9: Promoting sustainable transport
Chapter 11: Making effective use of land
Chapter 12: Achieving well-designed places
Chapter 14: Meeting the challenge of climate change, flooding and coastal change
Chapter 15: Conserving and enhancing the natural environment
Chapter 16: Conserving and enhancing the historic environment

Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (adopted 2011)

Policy CS 16 Safeguarding mineral and waste sites and mineral resources

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide Supplementary Planning Document (SPD) (December 2008)
Landscape Character Assessment Supplementary Planning Document (January 2021)

OFFICER ASSESSMENT:

Background

This application follows approval of an outline application PO/23/0596 for the erection of up to 118 dwellings and up to 60 units of specialist elderly care accommodation with public open space, landscaping and sustainable drainage system (SUDS) and vehicular access point (with all matters reserved except for access). The outline permission relates to the same site area and accepted the land use principle for residential development of the quantum stated above

and for the specific details of means of access to serve the development. The application was considered by the Development Committee, who were minded granting permission subject to completion of a s106 agreement to secure appropriate policy compliance and mitigation.

The S106 was subsequently completed and has secured the following:

- **Affordable Housing** 45% affordable housing on site
- **NNDC Monitoring Fee** £3,500 Prior to commencement of development.
- **NCC Monitoring Fee** £500 Prior to commencement of development.
- **Cycle Stand Provision** £15,000 Prior to occupation of no more than 50% of development.
- **GIRAMS** £37,500 Prior to first occupation of any dwelling/care unit.
- **Healthcare Provision** £545,042 Prior to first use of any dwelling/care unit.
- **Library Provision** £8,850 Prior to first occupation of any dwellings.
- **Norfolk Constabulary** £9,790 Prior to occupation of no more than 50% of total dwellings/care units.
- **Off-Site Play & Allotments** £140,000 Prior to occupation of no more than 50% of total dwellings.

Outline Planning permission was issued in May 2024. A non-material amendment was made April 2025 to increase the care home provision from 60 to 66 beds following confirmation of provision from a registered provider. A further non-material amendment was made in January 2026 in order to re-route the 2.7km recreational route around the site, away from the narrow landscape margin between the Care home and the site boundary with Northrepps Road.

This Reserved Matters Application has been made pursuant to the Outline Planning Permission and seeks approval not only for the details relating to appearance, landscaping, layout and scale for the development of 118 dwellings and associated works but also the discharge of conditions 8, 9, 10, 11, 12, 13 and 14 of the Outline Permission.

The Specialist Elderly Care Accommodation component of the Outline Planning Permission is to be considered under a separate Reserved Matters Application, made by the care provider.

Main issues for consideration:

- 1. Layout & Scale**
- 2. Details of appearance**
- 3. Landscaping**
- 4. Surface Water Drainage Strategy**
- 5. Other Conditions for discharge**
- 6. Planning Balance and Recommendation**

1. Layout & Scale

The outline application granted permission for the provision of 118 dwellings and a 66-bed care home on this site. This provision is in accordance with the requirements of Site Allocation Condition C16 "Former Golf Practice Ground, Overstrand Road" and HOU1 of the Local Plan.

The purpose of Policy HOU2 is to ensure that the type, size and tenure of homes provided closely matches the existing and predicted future needs of the local population. The scheme would provide 53 affordable homes or 45% of the development, which is significantly above the 35% requirement of the new Local Plan. The tenure split of affordable homes proposed

is 60% rented and 40% intermediate which follows the agreed mix set out in the S106 agreement secured at Outline. Officers also note the term intermediate to cover a range of options including intermediate rent and Officers welcome this flexibility.

The table below details the proposed housing mix across the site.

TENURE	TYPE	QUANTITY	% MIX OF TENURE	% MIX OF TOTAL
Open Market	2 Bedrooms	3	4.6%	2.5%
	3 Bedrooms	26 (-2)	40.0%	22.0%
	4 Bedrooms	31 (+2)	47.7%	26.3%
	5 Bedrooms	5	7.7%	4.2%
	Total	65	100.0%	55.0%
Affordable Rent	1 Bedroom	27	84.4%	22.9%
	2 Bedrooms	2	6.2%	1.7%
	4 Bedrooms	3	9.4%	2.6%
	Total	32	100.0%	27.2%
Intermediate (incl. Shared Ownership)	2 Bedrooms	12	57.1%	10.2%
	3 Bedrooms	9	42.9%	7.6%
	Total	21	100.0%	17.8%
Total Market		65	-	55.0%
Total Affordable		53	-	45.0%
Total Dwellings		118	-	100.0%

The proposed split of affordable homes is heavily weighted towards smaller units. Whilst there is a need for smaller 1 and 2 bed affordable homes (almost half of those on the Council's housing list require a 1-bed home) there would be a high concentration of 1-bed affordable rented homes on the site. The applicant considered that due to site constraints, it was not possible to enlarge the apartment blocks or reconfigure the site layout to allow for more 2-bedroom affordable units. The proposed housing mix has been informed by discussions with a preferred Registered Provider, who has confirmed the mix is acceptable and appropriate to them and Housing Strategy Officers have confirmed they have no objection on this basis. The proposed development will provide a mix of detached, semi-detached and terraced dwellings, and apartments.

The purpose of Policy HOU8 is to ensure that new homes address the district's needs, are built to accessible and adaptable standards. All new dwellings should meet the Building Regulations M4(2) Standard: Category 2 - Accessible and Adaptable Dwellings. A minimum of 5% of dwellings on sites of 20 units or more being provided as wheelchair user dwellings in accordance with the Building Regulations M4(3) Standard: Category 3. Policy HOU9 requires all new dwellings to comply with or exceed the minimum Nationally Described Space Standards

The applicant confirms all homes will meet Nationally Described Space Standards which is particularly important for affordable homes which seek to maximise occupancy. The applicant also confirms all homes will meet M4(2) accessibility standards and that 9 homes will meet M4(3) standards which complies with Policies HOU 8 and HOU 9.

The applicant submitted an Energy and Sustainability Statement with the original application which demonstrates the scheme is in exceedance of the requirements of Policy CC3 for sustainable construction. Likewise, the submitted Energy and Sustainability Statement demonstrates compliance with Policy CC4 of the North Norfolk Local Plan, achieving the higher water efficiency standard of 110 litres/person/day.

Layout and scale

The proposed site layout has been subject to submission of amended plans following feedback received from the first round of consultation. The outline planning consent (Condition 5) required that the site should be in general accordance with the details set out in the Design and Access Statement and (Condition 6) that the layout should be in general accordance with the approved Development Framework Plan.

The submitted layout plan has been informed by the Outline Planning Permission, with a single point of access from Overstrand Road. The proposed dwellings are positioned along the primary access road and have been set back from the road, as far as reasonably possible, to facilitate tree-lined streets and the creation of 'green walkways' through the site. The proposed built form is positioned within the site to retain existing landscape buffers around the edges of the site. The layout also has an area of open space in the centre of the site as envisaged by the Outline Planning Permission.

In accordance with the details of the outline permission, the site is proposed to be divided into three distinct 'character areas' with varying densities, building style and materials.

The 'Villas Character Area' is located around the outside of the development closest to Overstrand Road reflecting the site's edge-of-settlement location and the surrounding countryside character to the east with lower densities of development and larger detached dwellings. The "Village Core" to the centre of the site has the highest density of dwellings whilst providing tree lined streets and the central open space area. The "Western Edge", closest to Northrepps Road and the edge of Cromer features higher densities of development through providing taller, semi-detached or terraced dwellings, including the positioning of the 3-storey apartment blocks within this area. The character areas and densities remain broadly in accordance with the Outline Planning Permission.

Amenity

Policy ENV 6 states that development which causes unacceptable impacts on the amenity of neighbouring occupants or does not provide for adequate levels of amenity for future occupants will not be permitted.

Condition 7 of the outline planning permission required that the buildings proposed along the western edge of the site adjacent to Northrepps Road should not be closer to Northrepps Road than shown on the applicant's approved Development Framework Plan and that the building block(s) closest to Northrepps Road should not exceed two storeys in height (plus any accommodation in the roof spaces). This restriction was to ensure a reasonable relationship between the development and the properties of Northrepps Road and to prevent any unacceptable potential for loss of privacy and overlooking.

The landscape buffer is proposed to be retained along the western boundary in compliance with the outline planning consent. The built form closest to Northrepps Road will be two-storeys in height with some single storey garaging, where the western edge meeting the village core towards the centre of the site three apartment blocks are proposed for affordable dwellings which will extend to three storeys in height. The proposed building heights plan, separation distances between the site and the existing dwellings on Northrepps Road are considered acceptable in accordance with Policy ENV6 and Condition 7 of the outline and there is not considered to be any significant overlooking, overshadowing or overbearing as a result of the development.

Environmental Quality

Policy CC13 seeks to ensure that every opportunity is taken to avoid, minimise and reduce all emissions and pollution, including light, odour and noise pollution. A noise impact assessment was submitted in support of the reserved matters. Environmental Health Officers have been consulted on the application and have offered no objection to the layout and arrangement of dwellings within the scheme subject to conditions to implement remediation, overheating and ventilation.

Open Space

The proposed built form has been positioned within the site to retain existing landscape buffers around the edges of the site. The majority of green space is proposed around the edges of the proposed development to help create and maintain the proposed landscape buffers. However, an area of green space is also proposed within the centre of the site, in accordance with the Outline Planning Permission, with several dwellings, including the affordable apartment blocks, overlooking this central space. Following the reduction in area of the detention basin, there has been an increase of useable public open space from approximately 2.05 hectares to 2.1 hectares, and the overall total provision of on-site green space has slightly increased, from 2.69 hectares to 2.71 hectares. The provision of on-site open space is in accordance with the requirements of Policy HC2 of the Local Plan.

Highways and Parking

The Outline application secured a single point of access to Overstrand Road, and a Transport Assessment was submitted and approved as part of the Outline Planning Permission which provided a full assessment of potential impacts on transport. Local concerns have been noted during the consultation period regarding the suitability of existing footways and pedestrian access to and from the site. The outline application agreed the provision of a combined pedestrian and cycle path on Overstrand Road between the boundary of the site and Northrepps Road and a widened footpath between the site access and its eastern boundary. A crossing refuge is also provided for the centre of Overstrand Road. Several highways' conditions requiring detailed plans to be submitted were attached to the Outline Permission. The discharge of these conditions is beyond the scope of the reserved matters considered under the current application; those matters will come forward for separate consideration.

Local Plan Policy CC 9 states that development will be well located and designed to minimise the need to travel and maximise the use of sustainable forms of transport appropriate to its location. Policy HC 7 requires that adequate, safe and secure vehicle and cycle parking facilities are provided within the plot or site curtilage to serve the needs of the proposed development and to avoid inappropriate on-street parking, highway safety problems, and to protect living and working conditions locally.

The layout of the roads within the scheme have been informed by the Development Framework of the outline as required by Condition 6. Following landscape concerns, vehicle parking has been removed from the proposed shared driveways along the Overstrand Road frontage. This creates a more attractive frontage and enables a larger more verdant landscape buffer. A variety of parking arrangements have been provided throughout the site, designed in accordance with Norfolk County Council's (NCC's) Parking Standards for New Developments in Norfolk. Parking is provided in a mix of garages, parking bays to the front or to the side of dwelling, and parking courts. All parking spaces are designed to a minimum dimension of 2.5m x 5.0m. All garages will have a minimum internal dimension of 3.0m x 6.0m and all units will have individual cycle stores within gardens.

A total of 24 visitor spaces will be provided as part of the development, in accordance with NCC's requirement for 1 visitor space for every 5 dwellings. NCC Highways officers have no objection to the proposed scheme, and the access and parking provision is considered in accordance with Policies CC9 and HC7 of the Local Plan.

Provision for Electric Vehicle charging infrastructure will be made for each dwelling, either on-plot or within communal parking courtyards in accordance with Local Plan Policy CC8.

2. Details of appearance

The purpose of Policy ENV8 is to provide a set of design principles that will result in a high quality of design and ensure the special character and qualities of the district are maintained and enhanced. The policy criteria set the approach to a number of considerations including the public realm, green infrastructure, landscaping and service facilities, having regard to the North Norfolk Design Guide (December 2008).

Policy ENV7 seeks to conserve and where possible, enhance the historic environment. The application site is located outside of the Cromer Conservation area and as such the proposed development would not have an impact upon any designated heritage assets. However, officers have provided detailed comments regarding the design and appearance of the scheme.

The general arrangement of uses and buildings remain broadly in line with those previously approved. The scheme is housed within a framed landscape surround and would effectively provide a stopped end to the built envelope when approaching the town from the southeast.

The design proposals have been amended following feedback received from the first round of consultation. Officers raised concerns about lack of distinctiveness amongst architecture/house types with only subtle design differences between the three-character areas. It was requested that there be less repetition across plots to improve various elements, proportions and overall visual interest. With regards to materials, Officers requested less reliance on buff bricks and more use of two different red bricks instead.

The applicant has submitted revised plans to address the comments provided by Officers. Substantial revisions have been made to the proposed house types across the site to improve the visual interest to plots, particularly at focal points throughout the site. This includes the removal of buff brick and the inclusion of flint into the materials palette. These revisions have enabled the three-character areas to be more defined throughout the site and better reflect the local character.

Several design alterations have been made at the suggestion of the Designing out Crime Officer including timber knee rails to front garden boundaries, active frontages provided on all elevations of the two apartments blocks, bollards added between the parking courts and several plots amenity spaces have been repositioned entirely.

3. Landscaping

The purpose of Policy CC11 is to conserve and enhance existing green infrastructure such as Public Rights of Way and ensure the provision of new green infrastructure to improve connectivity and access. Policy CC12 requires developments to retain and protect existing trees, hedgerows and woodlands where possible, avoiding loss harm or deterioration. Proposals should incorporate new planting as part of the design and replace trees where loss is unavoidable.

Scheme for Hard and Soft Landscaping

The outline permission Conditions 12 and 13 required a Hard and Soft Landscape Plan for the site and a layout plan for a landscaping buffer along northern (Overstrand Road) boundary of the site as shown on the Development Framework Plan to be submitted as part of the submission of the first reserved matters application.

The initially submitted Public Open Space (POS) Hard & Soft Landscape Plan (Sheet 5), Rev P03 showed a weak main entrance design, with the layout dominated by hard surface routes to dwellings either side of the main road. It was requested that more trees should be incorporated into the first section of road into the site which is the most visible to enhance the green approach into Cromer along a main tourist route. In response to these concerns, parking areas have been removed from the frontage and several additional trees have been incorporated along the site frontage, just south of the proposed hedgerow. Additional tree planting and species have also been provided through the site as further detailed below. Hedgerow planting has also been increased between public and private spaces, a "rain garden" and reed planting have been added to the landscape proposals for SuDS features.

Clarification was sought on allowances for footpath connectivity to the proposed permissive paths (PF/25/0902) to the south-east of the site. The agents have subsequently indicated where a potential mown footpath link can be provided along the southern boundary, to provide a link to the permissive footpaths, should they be consented. The detail of this would need to be secured by condition.

Overall landscape officers considered the amendments to be appropriate and have recommended discharge of Condition 12 of the Outline Approval.

Trees

Condition 13 of the Outline approval required the landscape plan submitted to provide for the translocation of the Austrian Pine Trees affected by the approved means of access. Officers consider the translocation plan for the pine trees is acceptable, including two to the east of the site entrance softening this aspect of the proposals. If insufficient pines are in a good enough condition to translocate or die within 5 years of the transplanting work, a condition requiring replacement planting will be required. The replacement pines will be a minimum 1.5m tall, heavy standard root-balled or containerised stock.

Overall landscape officers considered landscape plan and translocation arrangements to be appropriate and have recommended discharge of Condition 13 of the Outline Approval on this basis.

There are several notable improvements to the revised landscaping scheme. The attenuation basin has been reduced in size allowing additional mature trees to be retained. Notwithstanding this, one sycamore is proposed to be removed which can now be acceptably mitigated for with replacement planting across the site.

There are now more trees in the street scene and the central public open space, and the design now achieves the NPPF recommendation for tree lined streets. Species choice has also been improved to provide more variation of native trees, including provision for foraging birds. On the amended site plan several dwellings have been repositioned at the south of the site which results in an improved relationship with the retained woodland.

Additional arboricultural information has been submitted dated December 2025 which more accurately captures the arboricultural constraints on site. The tree protection measures set

out on plan 10800-T-06-E are acceptable, the implementation of these measures must be in place prior to commencement of construction work which will be secured by condition.

Additional visibility is required at the existing site entrance for construction machinery around T123 and G7, a clear indication of the extent of this work or a work specification is required but is likely to be considered acceptable maintenance. An amended Tree Preservation Order (TPO) will be served in due course to reflect and secure the retained trees on site.

Overall, the proposed plans are in accordance with Policies CC11 and CC12 of the North Norfolk Local Plan and Conditions 12 and 13 can be discharged.

Ecology

Condition 11 of the outline approval required a Landscape and Ecological Management Plan (LEMP) to be submitted as part of the submission of reserved matters. A LEMP has been submitted in support of the application dated October 2025.

Officers have reviewed the submitted information and consider the provisions of the report are appropriate to enable discharge of Condition 11 of the outline planning permission.

Biodiversity Net Gain (BNG)

The 2023 outline application included a Memorandum of Understanding (MoU) identifying land north of Holt Road, Cromer (within the North Norfolk National Landscape) as a potential location for off-site Biodiversity Net Gain (BNG) mitigation. This option was explored before BNG became a statutory requirement.

Following the introduction of statutory BNG trading rules on 12 February 2024, the previously proposed strategy was no longer compliant. The outline stage assessment proposed the creation of "other neutral grassland", whereas the trading rules require habitats of the same broad type and distinctiveness as those lost on site (i.e. heathland and scrub). The earlier assessment also did not correctly distinguish between these habitat types.

The assessment further assumed that ditch units would be created on site and reach moderate condition. However, technical and design constraints meant that creating and managing artificial ditches on the site would be difficult to achieve and would significantly compromise the site layout.

As a result, the required BNG units will instead be provided through the Langley Abbey Environment Project, which can deliver both mixed scrub and ditch units in accordance with the BNG trading rules. The MoU did not commit to the Cromer land as the final mitigation site but demonstrated that off-site delivery was feasible. Officers accept the BNG baseline and consider that delivery through off-site units is acceptable, to be secured by a BNG plan condition.

4. Surface Water Drainage Strategy

Policy CC7 states that flood risk must be properly assessed when planning new development. It also requires the appropriate management of surface and foul water disposal to reduce flooding. The policy requires development to avoid areas at risk of flooding where possible, and to use sustainable drainage systems (SuDS). All proposals must ensure they do not increase flood risk elsewhere.

Condition 9 of the outline planning permission required detailed plans for surface water drainage to be submitted to and approved by the Local Planning Authority at this stage (the Reserved Matters application). Condition 9 further sets out specific detailed design requirements (points i to xi see **APPENDIX A**) which the applicant has addressed.

Surface Water

The site is currently undeveloped greenfield land. The surface geology is formed of areas of Clay, Silt, Sand and Gravel. The site has some areas where permeability is particularly good (areas of sand and gravel) however, other areas have failed infiltration testing, likely due to underlying clays. Overall, due to the mixed geology, the ground conditions can only store a moderate amount of water through infiltration, so runoff happens naturally.

The first priority under the drainage hierarchy should be to let surface water runoff soak into the ground (infiltration). This can be managed in a sustainable manner using appropriate Sustainable Drainage Systems (SuDS). SuDS have been used throughout the site, including a detention basin, rain garden, reed planting, permeable paving filter strips and swales. All the SuDS features have been designed to effectively mitigate extreme rainfall events, including the 1 in 100-year storm event, plus a 40% increase in rainfall intensity due to climate change. This is in line with the recommendations of the NPPF in terms of addressing future implications for climate change and reduces risks to people and property.

The detention basin is lined, preventing both infiltration into the ground and ground water entering from below. It retains around 25% spare capacity, even during the modelled 1 in 500-year extreme storm event. Overflow routes ("Spillways") are included within the Drainage Strategy to safely manage excess water, and this will be located on the northern point of the basin.

A SuDS Management and Maintenance Plan is provided as a detailed appendix to the submitted 'Flooding and Drainage Strategy'. This will form an important part of any approved strategy. Regular inspections, maintenance and management are required. The details include regular removal of leaves and blockages to ensure the system functions as designed and inspections of the SuDS features. The S106 agreement ensures the SuDS system will continue to be maintained long-term in accordance with the approved Management Plan.

As noted above, the variable permeability across the site limits the use of SUDS infiltration strategies. As detailed above, excess surface water is captured, stored and discharged at a managed rate into the designated surface water sewer. Anglian Water have confirmed that the existing surface water sewer system has enough spare capacity to serve the development and that the preferred connection point is Manhole 9151, located in Northrepps Road. A surface water discharge rate of 10L/sec has been agreed with Anglian Water, members will note that this is lower than the 14.6L/sec agreed at Outline. The development will not increase flood risk and includes controls to appropriately limit water flow from the site to the reasonable expectations detailed above.

The Lead Local Flood Authority (LLFA) has reviewed the submitted 'Flood Risk Assessment and Drainage Strategy' documents and after several revisions and confirm that they are fully satisfied and have no objection to the drainage strategy and recommend that condition 9 can be discharged.

Foul Water

The site will connect to the Cromer Water Recycling Centre which Anglian Water have confirmed has capacity to treat wastewater flows from the development site.

Anglian Water has confirmed that the existing sewer system has available capacity to serve the development, and the preferred foul water connection point would be Manhole 9102 located in Northrepps Road. Anglian Water have also reviewed the submitted Foul Main Location Drawing and can confirm that this is acceptable and offer no objections to the scheme.

The system has been designed to an adoptable standard by Anglian Water; the adoption of the system can only take place post planning decision and is therefore outside the scope of the reserved matters.

Summary

Officers consider the applicant's technical evidence and submission documents have met all requirements of Condition 9 and the drainage plans are acceptable. The LLFA have concluded they can recommend discharge of Condition 9 and have no objection to this Reserved Matters planning application.

Officers note the local objections on drainage matters, including historic flooding incidents on Station Road and Harbord Road to the southeast of the site. These concerns have been noted and carefully considered in detail as part of this application and as matters of principle in the original outline planning permission. After careful consideration Officers find that the two statutory agencies have no objection to the proposed drainage strategy and confirm appropriate foul water capacity is available. Therefore, Officers conclude that all reasonable technical considerations have been resolved and there are no substantive evidential grounds to refuse the development on grounds of flood risk or drainage.

5. Other Conditions for discharge

Condition 8 – Phasing Plan

Condition 8 of the outline approval required that a phasing plan for the development would be included in the reserved matters that shows the timetable and order for the proposed delivery of the entire scheme. The Specialist Elderly Care Accommodation shall be above slab level (and the entire slab completed) prior to the last private dwelling being occupied.

A phasing plan has been submitted as part of the application, which shows three main phases on developments based on financial year, with the construction of roads, the frontage and middle of the site in the first phase, the centre and western edge in the second phase and the villas to the south east of the site the final phase. The development of the care home will be submitted under a separate reserved matters application by the operator; however, the outline condition requires the care home to be above slab level prior to the last private dwelling being occupied to ensure delivery of all aspects of the allocated uses in accordance with Local Plan Policy C16.

Whilst the written element of Condition 8 can allow a partial discharge, the condition cannot be fully discharged until the build element has been complied with.

Condition 10 – Fire Hydrant Scheme

As part of the Reserved Matters, a scheme was to be submitted for at least one fire hydrant, connected to the potable water supply, for every 50 dwellings forming part of the

development and one fire hydrant capable of delivering a minimum of 20 litres per second of water and hydrant(s) provided for the Specialist Elderly Care Accommodation (conforming to British Standards).

An 'initial Fire Hydrant' Plan has been submitted in support of the application. Norfolk Fire and Rescue Service were consulted by the developer over the positioning of the fire hydrants on the development and the hydrant locations have been agreed but are subject to change when the fire service receive the water main size.

Whilst the written element of Condition 10 has been complied with and can allow a partial discharge, the condition cannot be fully discharged until the hydrants are installed and operational.

Condition 14 – Materials Management Plan – Minerals

As part of the submission of the reserved matters, a Materials Management Plan - Minerals (MMP-M) is required to be submitted and approved.

This matter is subject to consultation with NCC as the Mineral Planning Authority (MPA). Based on the updated information in the version 3 of the Stage 1 MMP-M, the MPA considers that a partial discharge of the condition would be appropriate to allow the earthworks and site preparation to take place. This will allow the investigations and assessments to be carried out for the Stage 2 MMP-M to identify the quantum of mineral to be extracted from groundworks and reused in construction, and once the Stage 2 report has been submitted and approved then the construction phases can commence. Furthermore, it is the view of the MPA that, to fully discharge Condition 14 reporting of the amounts of mineral excavated and reused during the project will need to be submitted throughout the construction period.

Consequently, the District Council as decision maker and Local Planning Authority (LPA) are minded to partially discharge the planning condition, subject to further investigation and assessment at Phase 2.

6. Planning Balance and Recommendation

Officers consider that, subject to the imposition of conditions, the appearance, landscaping, layout and scale of the proposed development accords with the aims of the Development Plan. Sufficient information has been provided to satisfy the requirements of outline conditions 8, 9, 10, 11, 12, 13 and 14 (in part) and these can be discharged as part of this Reserved Matters Application.

On the basis of the amended plans received, the reserved matters submission is considered to be compliant with both existing outline planning permission PO/23/0596 and the adopted Local Plan.

RECOMMENDATION:

Approval of reserved matters (to include discharge of conditions 8, 9, 10, 11, 12, 13 and 14 regarding approval of details) subject to the imposition of the following summarised conditions:

- **Approved plans**
- **Materials**

- **Implementation of noise remediation scheme**
- **Overheating and Ventilation**
- **Phasing compliance**
- **Flood risk compliance**
- **LEMP compliance**
- **Landscape Plan compliance**
- **Replacement planting**
- **Footpath details**
- **Boundary treatments plan compliance**
- **Refuse plan details**
- **HC5 compliance**
- **CC8 Plan compliance**
- **Fire hydrant compliance**
- **MMP-M compliance**

Final wording of conditions and any other considered necessary to be delegated to the Assistant Director – Planning

APPENDIX A

Condition 9 (of the outline planning permission)

Prior to or as part of reserved matters and prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Outline Drainage Strategy, reference 680481-R1(01)-FRA (received on 15th March 2023), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

(i) Further detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) onsite. This should be carried out in addition to the testing presented to the Lead Local Flood Authority (LLFA) at outline stage but should be representative of the whole development site;

or

If infiltration is proven to be unfavourable, then the pre-development greenfield runoff rates for the site shall be agreed with the LLFA. Post development runoff rates will be attenuated to a maximum of the equivalent 100% annual exceedance probability (AEP) greenfield rate for all rainfall events up to and including the 1% AEP critical rainfall event plus climate change allowance and including urban creep. The discharge location for surface water runoff will be confirmed to connect with the wider drainage network;

(ii) Onsite groundwater level monitoring to determine the seasonally high maximum groundwater levels across the site should be undertaken and submitted to the LLFA for review in support of the proposed surface water drainage strategy;

(iii) The detailed drainage design for the scheme will be produced in adherence with all four pillars of SuDS, water quality, water quantity, biodiversity and amenity. Being a greenfield site, all four pillars should be fully addressed in the proposals;

(iv) Surface water runoff collected for use should be included as a complimentary system to the wider drainage strategy. The LLFA recommends that the applicant considers how water runoff collection for reuse could be integrated into the proposed drainage strategy;

(v) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1% AEP critical rainfall event plus climate change allowances and including urban creep;

(vi) Detailed designs, modelling calculations (using the latest FEH rainfall profiles, applying a MADD factor of zero and appropriate Factors of Safety based on contributing area) and plans of the of the drainage conveyance network in the:

- 3.33% AEP critical rainfall event plus climate change allowance and with an additional appropriate uplift to account for urban creep to show no above ground flooding on any part of the site.

- 1% AEP critical rainfall event plus climate change allowance and with an additional appropriate uplift to account for urban creep to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that

flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

(vii) The design of the infiltration / attenuation basins will incorporate an emergency spillway and any drainage structures will include appropriate freeboard allowances;

(viii) Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding and accounting for climate change and urban creep (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary;

(ix) Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP rainfall event with uplifts for climate change and urban creep. This should include depths, velocities, and volumes of flow paths and ponding areas if there is potential for flows to impact any developed areas within the site or off-site third-party property or highways.

This will include surface water which may enter the site from areas adjacent to the site;

(x) Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge; and

(xi) A maintenance and management plan detailing the activities required, specific timeframes for the activities and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 and Policy EN10 of the adopted North Norfolk Core Strategy (2008) by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development