

BLAKENEY – PO/25/2837 – Residential development of up to 30 dwellings (including affordable housing), amenity space, landscaping and all associated infrastructure and works (outline with details of access only, all other matters reserved) at Land West of Langham Road, Blakeney, Norfolk.

Applicant: Mr W Page

Major Development

Target Date: 10 April 2026

Extension of Time: 29 May 2026

Case Officer: Jamie Smith

Outline Planning Permission

RELEVANT CONSTRAINTS

Allocated Residential Development Site
Agricultural Land Classification: Grade 3
Norfolk Coast National Landscape (formerly AONB)
Areas Susceptible to Groundwater SFRA
Undeveloped Coast
Landscape Character Assessment – Rolling Heath and Arable
Affordable Housing Zone 2
Rural Area
Listed Buildings in vicinity
Principal Routes
Blakeney Neighbourhood Plan Area
Mineral Safeguarding Area
GIRAMS Zones of Influence (various)

THE APPLICATION

The application site is allocated within the adopted Local Plan (LP) under Policy BLA01/B. The application seeks planning permission for the erection of up to 30 dwellings, (including 35% of affordable housing), amenity space, landscaping and all associated infrastructure and works). The application is outline with details of access only. All other matters such as landscaping, layout, scale and appearance are deferred for consideration through Reserved Matters application.

Given the topography of the site, the indicative residential scheme is concentrated within the lower, northeastern portion of the site as required by LP Policy BLA01/B and set back from the western boundary, providing a landscape buffer between the Wiveton Downs SSSI and Bowls Barrows Scheduled Monument and the proposed development.

Open space is indicatively provided to the north, south and west offering 1.48 hectares of natural and semi-natural areas, including a children's play area and SuDS basin and green corridors.

The site is accessed from Langham Road, a single point of access for the scheme, with shared surfaces and private drives within the scheme. The access route sits adjacent to existing residential dwellings along Harbour Way to the north.

To the south and east of the site access is agricultural land and the wider countryside with the

Public Right of Way (FP 17) located further to the south.

Further details / amendments received during the course of the application

- Updated sections adjacent to Harbour Way showing an 8 –10 m buffer with hedging, a footway and a swale.
- Updated details regarding Biodiversity Net Gain.
- Highway Details.

RELEVANT PLANNING HISTORY

PRE4/25/1723 - Proposed submission of an outline planning application (with all matters reserved apart from access) in accordance with NNDC Local Plan Emerging Allocation Policy BLA01/B, for approximately 30 dwellings, and associated infrastructure and services. - Given (for pre-apps).

REASONS FOR REFERRAL TO COMMITTEE

At the request Cllr Holliday due to the level of public interest and range of planning issues engaged.

CONSULTATIONS

Blakeney Parish Council - Object.

- Conflict with the Neighbourhood Plan.
- Concerns regarding increase in second homes.
- Water supply and drainage infrastructure.
- Highway safety concerns along Langham Road and potential for Morston Road (notwithstanding the latter is not approved).
- Concerns regarding access route adjacent to Harbour Way in respect to noise, disturbance, and pollution for existing residents.
- Blakeney does not require 30 new dwellings.
- If permission is granted, affordable housing should be secured.
- Requestions S106 contribution towards i) pedestrian footpath improvements; ii) dog and litter bin provision; iii) cycle infrastructure; iv) children's play equipment; v) a community noticeboard & vi) bench seating.

Landscape (NNDC) – Comment.

- Landscape and Visual Impact - Given the sites location partly within and partly on the edge of the built form of Blakeney, there is some capacity for the landscape to absorb an amount development, so long as it is appropriate in scale and layout and includes integral appropriate and proportionate soft landscape design.
- Landscape Effects - The site is typical of the Rolling Heath and Arable landscape type, defined by open arable land, lowland heath, limited settlement, and the Blakeney Esker. The LVIA rates the site as Medium High value and predicts a Moderate Adverse landscape effect, reducing once planting matures. This is broadly accepted, but the LVIA underplays impacts on dark skies, an important special quality. The Lighting Strategy is appropriate for an Environmental Zone 1 area, but detailed design should aim for minimal external lighting.

- Visual Effects - The LVIA lacks a Zone of Theoretical Visibility, though it provides good viewpoint coverage via a comprehensive set of photos. Greatest visual impacts will affect nearby residents and users of PRoWs FP17 and BR5, with some effects remaining even after planting. Impacts on the Coast Path will be less significant due to distance and existing roofscape context. A well designed, varied roofscape is essential to reduce visibility and the need for a strong planting scheme.
- Site Access – Whilst unfortunate, hedgerow removal is required for visibility splays. The gorse hedge along Langham Road should be retained if possible or replaced like-for like. A notable level change exists between the site and Harbour Way properties. Updated sections show an 8 - 10m buffer with hedging, a footway and a swale, which is considered acceptable for screening and managing run-off.
- Design Principles - The LVIA sets out sound design principles to reduce landscape and visual impact, but these must be secured through conditions in the Reserved Matters application. The Landscape Strategy Plan proposes a 20m + buffer with heath appropriate planting, though additional boundary planting will be needed. The Landscape Strategy Plan should be an approved document, and the parameters plan (01) requires amendment to detail the access. Overall, the development is acceptable and that the effects on the defined special qualities will not be significant.
- Trees and Ecology – Acceptable subject to conditions.
- GIRAMS contribution required.
- BNG – further information has been provided and considered acceptable subject to conditions.

Environmental Health – No objections – subject to conditions regarding air quality, noise (associated with ASHP), working hours and contaminated land.

Natural England – No objection subject to mitigation being secured.

Norfolk Coast Partnership – Comment. The Norfolk Coast Partnership (NCP) has concerns about the location of the proposed development in the outline planning application. Several special qualities of the protected landscape are particularly relevant to the proposal, such as dark skies and wild area, diversity of landscapes and settlement types, biodiversity and locally distinctive habitats and heritage (past and current). LPA's have a duty to further the purposes of protected landscapes, so these special qualities should be considered when determining the application.

Norfolk County Council Flood & Water Management (LLFA) – Standing Advice Only.

Norfolk County Council - Planning Obligations Co-Ordinator – Comments (outlining contribution requirements).

Norfolk County Council Highways – No objections (subject to conditions).

Norfolk Landscape Archaeology - No objections (subject to conditions).

Planning Policy (NNDC) – Supports – Outlines the background to the allocation of the site and compliance with Policy requirements.

Strategic Housing NNDC – Comments – Broad Policy compliance. Noted tenure and housing mix not in accordance with local need, however, level of affordable homes of 35%.

Norfolk Minerals and Waste - No objections (subject to conditions). The is underlain by a Mineral Safeguarding Area (Sand and Gravel), where it is considered that there is potential for materials to be used on the construction phase.

Norfolk Historic Environment Service – No objection (subject to conditions).

Anglian Water - No objection - local infrastructure has sufficient capacity to accommodate the development).

Conservation and Design (NNDC) – No objection.

- Site access broadly complies with Criterion 1 and is placed in the only feasible location, but the narrow corridor limits landscaping and risks creating a visually weak, designed entrance.
- Whilst the development appears infrastructure rich, though curved road alignments and landscaping should soften the urbanising effect beyond Harbour Way.
- In respect to criterion 2, development is confined to the north and east with a landscape buffer.
- Without elevations, design quality under Criterion 3 cannot be judged, however the parameters plan places single storey homes on higher southern ground to protect coastal views and along the northern edge to reduce neighbour impacts. Extending single storey forms eastwards may better protect Hayward Close.
- Roof heights must be kept low to preserve views, and this should be achieved through careful floorplan and building depth design rather than flattening roof pitches.
- The more informal layout is welcomed to that seen as previous informal submissions. Outbuildings could be integrated into main buildings to enhance street character rather than being pushed into backland positions.
- The materials palette appears broadly appropriate for the setting.
- Heritage impacts on the Blakeney & Glaven Valley Conservation Areas and the Blakeney Downs Barrows Bowl are neutral - key views are not blocked, significance is not harmed, and separation distances are substantial, meaning Criterion 8 is met.

NHS England - No comments received.

Local Member Councillor – Objects.

- Result in recreational, urban and landscape harm, including impacts on European sites, rural character and key views within the Norfolk Coast National Landscape.
- Heritage harm including effects on nearby Bronze Age bowl barrows and proximity to Conservation Areas.
- Highways safety concerns with risks from high-speed traffic, proximity to existing junctions and impacts on neighbouring homes.
- Impact upon dark skies, amenity impacts, surface water run-off, light pollution, sustainability of the location, and uncertainty over foul drainage and nutrient loading to the River Glaven
- The application does not with several Local and Neighbourhood Plan Policies.
- If approved, the community seeks safeguards - scrutiny of sewage capacity, S106 contributions, principal residency, delivery of affordable housing, archaeological monitoring, strong drainage mitigation and strict lighting control.

REPRESENTATIONS

67 representations have been received during the course of the application, 66 **objections** and 1 **comment**. The main concerns are summarised (full public comments can be viewed on the public website):

Objections (summarised):

- Insufficient and incorrect landscaping proposed within the landscaping strategy.
- Impact of streetlighting and dark skies status.
- Insufficient number of site notices.
- Sewerage capacity.
- Overlooking/loss of privacy to neighbouring properties from higher ground.
- Incorrect reference with the Flood Risk Assessment.
- Inadequate drainage strategy, surface water run off / flooding concerns.
- Impact upon Harbour Way due to level differences and potential flooding.
- The scheme has not been designed to prioritise trips by cyclists and pedestrians over car trips, contrary to the SCI.
- Impact of loss of active agricultural land for food production.
- Affordable Housing interpretation.
- Impact of these dwellings becoming second homes.
- Detriment to the National Landscape and views from Public Rights of Way and the Coastal Path.
- Highway safety concerns along Langham Road.
- Saturating the housing market.
- Field to the east of Langham Road is preferable.
- Insufficient information regarding access to the site from Langham Road.
- Topography of the land will result in overlooking adjacent dwellings, i.e. Harbour Way and Morson Road.
- Loss of biodiversity, detriment to local wildlife and protected species.
- Landscape impact (National Landscape).
- Conflict with national policy whereby it states that major development should be refused other than in exceptional circumstances and where it can be demonstrated that development is in the public interest.
- Outside of settlement boundary.
- Other sites are more suitable.
- Insufficient infrastructure, services and amenities to support additional housing (concerns over water pressure and sewage capacity, no capacity at local schools, GP, dental, lack of job availability, public transport).
- Access from Morston Road would result in highways safety concerns.
- Light pollution.
- Housing proposed would not be taken up by residents, lack of demand where currently surplus house already exists in the village.
- Impact of views from the coastal path.
- Impact on sewerage system which needs to be upgraded.
- Conflict with the Neighbourhood Plan.
- Impact upon Heritage Coast and Conservation Area setting.
- Car dependant location.
- Affordable housing does not meet local need.
- Risk of becoming second homes.
- Adverse impacts as acknowledged in the LVIA.
- Result in overlooking, overshadowing, overbearing on neighbouring dwellings.
- Loss of countryside and harm to European wildlife.
- Design approach for rural roads – not wide enough.
- Greenfield sites must be protected from developers.
- Impact on existing retaining walls of nearby development.
- Impact on existing neighbouring retaining walls.

Comment

Concern whether the Cley Treatment Works can accommodate both allocation site (BLA01/B and land west of Langham Road. Capacity for BLA04/A). The approval of one should not prejudice the other on viability grounds.

HUMAN RIGHTS IMPLICATIONS:

Art. 8: The right to respect for private and family life.

Art. 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 ACT 1998 - SECTION 17

The application raises no significant crime and disorder 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 POLICIES:

North Norfolk Local Plan 2024-2040 (December 2025):

CC1- Delivering Climate Resilient Sustainable Growth

CC3 - Sustainable Construction, Energy Efficiency & Carbon Reduction

CC4 - Water Efficiency

CC7 – Flood Risk & Surface Water Drainage

CC8 - Electric Vehicle Charging

CC9 - Sustainable Transport

CC10 - BNG

CC11 - Green Infrastructure

CC12 - Trees, Hedgerows & Woodland

CC13 - Protecting Environmental Quality

SS1 - Spatial Strategy

HC2 - Provision & Retention of Open Spaces

HC4 - Infrastructure Provision, Developer Contributions & Viability

HC5 - Fibre to the Premises (FTTP)

HC7 - Parking Provision

ENV1 – Norfolk Coast National Landscape and the Broads

ENV2 - Protection & Enhancement of Landscape & Settlement Character

ENV3 - Heritage & Undeveloped Coast

ENV4 - Biodiversity & Geodiversity

ENV5 - Impacts on international & European sites, Recreational Impact Avoidance Mitigation Strategy

ENV 6 - Protection of Amenity

ENV7 - Protecting & Enhancing the Historic Environment

ENV8 - High Quality Design

HOU1 - Delivering Sufficient Homes

HOU2 - Delivering the Right Mix of Homes

HOU8 - Accessible & Adaptable Homes

HOU9 - Minimum Space Standards
DS1 - Development Site Allocations
BLA01/B – Land West of Langham Road.

Blakeney Neighbourhood Plan (November 2023)

Policy 1 - Affordable Homes or Local People
Policy 2 – Managing Second Home Ownership
Policy 6 – Design of Development
Policy 7 – Improving the Design of New and Replacement dwellings
Policy 10 – Drainage and Flooding
Policy 11 – Biodiversity and Accessibility
Policy 12 – Dark Night Skies
Policy 14 - Sustainability of Open Space

Minerals and Waste Development Framework - Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026

Material Considerations:

National Planning Policy Framework (December 2024):

Chapter 2 Achieving sustainable development
Chapter 4 Decision-making
Chapter 5 Delivering a sufficient supply of homes
Chapter 6 Building a strong, competitive economy
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 10 Supporting high quality communications
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
Chapter 17 Facilitating the sustainable use of minerals

Supplementary Planning Documents:

North Norfolk Design Guidance (2011)
North Norfolk Landscape Character Assessment (2021)
North Norfolk Landscape Sensitivity Assessment (2021)
North Norfolk Open Space Assessment (2019)

Other relevant documents

Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy -
Habitats Regulations Assessment Strategy Document (2021)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle of development**
- 2. Housing Mix**
- 3. Design and Impact on Character and Appearance of Locality**
- 4. Amenity**
- 5. Landscape and Visual Impact**

- 6. Ecological impacts, BNG and GIRAMS**
- 7. Impact on Trees**
- 8. Highways and Parking**
- 9. Heritage**
- 10. Flooding and Drainage**
- 11. Developer contributions**
- 12. Environment Consideration**
- 13. Other Matters**
- 14. Conclusion and Planning Balance**

1. Principle of Development

The spatial strategy for North Norfolk is set out within Local Plan Policy SS 1. This states that the majority of new development within the district will take place in the larger towns and villages having regard to their role as employment, retail and service centres, identified need and capacity to accommodate sustainable growth. The policy lists Large Growth Towns, Small Growth Towns, Large Growth Villages and Small Growth Villages. The rest of North Norfolk is designated as 'Countryside' and development will be restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy.

Blakeney is designated as a Large Growth Town in the settlement hierarchy, recognising its wider role as local service centre in meeting the needs of residents and those of a wider rural hinterland.

The site subject of this application is allocated in the new Local Plan for housing growth under Local Plan Policy BLA01/B – Land West of Langham Road. Proposals for the site should be in accordance with and compatible with the site specific Policy BLA01/B. This policy sets out proposals should include the provision of approximately 30 dwellings, public open space, and associated on and off-site infrastructure including 12 supporting criteria for the allocation set out below.

- 1) Provision of convenient and safe vehicular access including alterations onto Langham Road, including carriageway widening at the site frontage to a minimum of 5.0m;*
- 2) Residential development should be limited to the north and east of the site adjacent to the existing built form, and its design should incorporate appropriate on-site open space to reduce increased recreational disturbance.*
- 3) Delivery of high-quality design which pays careful attention to site layout, building heights, materials and glazing in order to minimise the impact of the development on the National Landscape and wider landscape views of Blakeney Marshes, and to protect the residential amenities of adjacent occupiers.*
- 4) Provision of footway improvements along Langham Road, including the provision of a 2.0m wide footway along the site frontage where appropriate, and extending within the highway to the junction of Harbour Way;*
- 5) Provision of a new pedestrian/cycle link that connects the site to Morston Road including associated off-site improvements, connecting through to Langham Road.*
- 6) Provision of a high-quality landscaping buffer along the western boundary to Morston Road, and the creation of a soft edge to the southern site boundary and access road to Langham Road, including the retention and enhancement of the existing boundary trees and hedgerows.*
- 7) On-site delivery of multi-functional open space together with measures for its on-going maintenance.*

- 8) *Development should conserve, and where appropriate, enhance the significance of Two Bowl Barrows scheduled monument to the west of the site, and provide appropriate mitigation for the impact of development on their setting.*
- 9) *Submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European Sites and greenfield run off rates are not increased.*
- 10) *Submission, approval and implementation of a Foul Water Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site.*
- 11) *Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS).*
- 12) *Submission and approval of an impact assessment in relation to local recreational pressures on Wiveton Downs SSSI, development will need to provide effective mitigation which includes the enhancement of existing natural boundaries to mitigate the impact on its setting.*

The proposal has been assessed against the site specific criteria and is considered to be compliant with all requirements, except criterion 5. There is conflict with criterion 5 relating to the provision of a new pedestrian/cycle link that connects the site to Morston Road including associated off-site improvements, connecting through to Langham Road. Despite the site being allocated through the Local Plan process and later adopted, the Highways Authority raised late concerns prior to submission of the outline application. It was advised that any form of access to Morston Road would result in an objection due to a combination of highway and pedestrian safety issues, the need for third-party land, and doubts over the overall deliverability.

As such while criteria 5 is not met, reasonable justification has been offered to depart from this criterion. In summary, the principle of residential development on this site is acceptable subject to compliance with LP Policy BLA01/B and other relevant Development Plan policies as set out within this report.

2. Housing Mix

Local Plan (LP) Policy HOU 2 states that all new housing developments shall provide for a mix of house sizes and tenures in accordance with the prescribed criteria in the policy.

The proposals would be considered under the criteria for 26-150 dwellings or sites larger than 0.4 hectares within Affordable Zone 2, whereby such scale of development would be expected to deliver at least 35% of affordable homes on site.

Regarding market dwellings, LP Policy HOU2 expects a housing mix where at least half the units shall comprise 2-3 bed properties of which 20% shall be two-bed and 80% three bed. Regarding the affordable housing mix requirements 25% shall be intermediate housing and the remainder rented in a mix comprising one, two and three bed with the majority two bed.

With a site allocation of up to 30 dwellings, it is recognised that the LP Policy HOU2 (in relation to schemes comprising 26 to 150 dwellings) requires at least one "serviced" plot on the site.

LP Policy HOU8 requires that all new homes must be designed and constructed in a way that enables them to be adapted to meet the changing needs of their occupants over their lifetime. Accordingly, all new dwellings shall meet the Buildings Regulations M4(2) Category 2 Standard. Also, under LP Policy HOU8 a minimum of 5% of dwellings shall be provided as wheelchair user dwellings in accordance with the Building Regulations M4 (3) standard

Category 3 (this would be plot indicative 23). Policy HOU 9 sets out that all new dwellings shall comply with or exceed the minimum Nationally Described Space Standards.

Affordable Housing

The application is proposing to provide 11 affordable dwellings. This figure equates to 36.7% of the proposed dwellings and is therefore in accordance with LP Policy HOU2.

In respect to housing need, there were 374 households on the Council's housing list who want to live in Blakeney. Of these 135 are in the highest needs bands. The largest need amongst these households is for smaller 1 bedroom homes but there is also a need for family homes in particular, larger 4-bed homes. While the indicative mix within the application does not directly mirror this profile, the proposal acknowledges the identified need and will include a planning condition requiring that any Reserved Matters submission must be accompanied by an Affordable Housing Scheme setting out the detailed type, tenure and location of the affordable units. This approach will allow the final mix to be responsive to the most up to date local housing need at the time of the Reserved Matters submission stage. Given that the scheme is for 'up to 30 dwellings', it is considered that a planning condition is proposed to secure an appropriate mix at the reserved matters stage.

In terms of tenure, the highest need is for rented homes. Of the 11 affordable units, 9 would be affordable rent and 2 shared ownership ensuing an appropriate tenure split according with LP Policy HOU 2, where the 75% rented and 25% shared ownership tenure can be secured through S106 obligation.

Market Housing

The proposal is for 19 market dwellings indicatively consisting of three x 2 bed, eleven x three bed and four x 4 bed houses. The provision of 2-3 bed properties amounts to 14 dwellings, exceeding the 50% requirement. The mix of around 21% two-bed and 79% three-bed homes is very close to the expected 20/80 split of LP Policy requirements within HOU 2.

Self-build

The application is proposing to provide one self-build/custom build plot in accordance with the requirements of LP Policy HOU2.

Summary

Overall, the proposal provides a policy compliant mix of housing that responds to identified local needs. It delivers 11 affordable homes with a tenure split and a mechanism to agree the final mix at the Reserved Matters stage. This will ensure that it can reflect the most up to date housing need in Blakeney.

The market housing mix also complies with LP Policy HOU2, with over half of the homes being 2 or 3-bed properties matching the expected 20/80 split. The inclusion of a self-build plot further supports choice and diversity.

All proposed units will accord with the National Minimum Space Standards by meeting or exceeding these internal space requirements and can be dealt with by way of planning condition.

Overall, the development would make a meaningful contribution to meeting identified affordable housing needs in the area, and the delivery of policy compliant affordable housing at the reserve matters stage represents a material consideration weighing in favour of the proposal.

The proposed scheme is considered to comply with LP Policy HOU 2.

3. Design and Impact on Character and Appearance of Locality

Local Plan (LP) Policy ENV 8 requires all development to be of high-quality design, that reflects the characteristics of the site and respects local character in terms of layout, landscaping, density, mix, scale, massing materials, finish and architectural details and delivers an energy efficient and low carbon development. All proposals should take account of the North Norfolk Design Guide SPD and proposals will be expected to demonstrate the proposals contribute positively to the public realm, retains important landscaping and natural features, includes appropriate landscape and ecological enhancements.

This application is submitted in outline, with only matters of access for detailed consideration at this stage. The application is accompanied by a Indicative Proposed Site Plan which demonstrates how the different components of the scheme can be incorporated. The Indicative Proposed Site Plan identifies areas for residential development, open space, landscaping, SUDS etc in line with the criteria set out in LP Policy BLA01/B. The submitted Parameters Plans also illustrate the developable area of the land, access to the site and indicative heights of proposed dwellings. In the event that Outline planning permission was granted, a condition would require that subsequent Reserved Matters accord with the Parameters Plans.

Layout

The indicative scheme seeks to respond to Criterion 2 of Policy BLA01/B with built form concentrated within the lower, northeastern portion of the site with open space provided to the north, south and east. The land falls to the north where the indicative proposal reflects the topography of the site where bungalows (one or one and a half storey dwellings) are to be positioned on slightly higher ground to reduce visual impact and the lower ground (northern most boundary) to minimise overlooking and impact on existing dwellings. The scheme has been designed to respond to the landscape requirements as identified in the policy criterions. This is achieved through the location of the open space on the western boundary of the site that buffers the SSSI strengthened by new planting and landscaping to soften views. Landscaping will also be provided to the southern boundary to minimise the scheme's visual impact when viewed from the south. The eastern boundary's hedging will be reinforced to provide additional screening and enhancement. The landscaping proposals, in addition, to the main open space provision is considered appropriate and relates well with the setting. The indicative layout depicts a more informal arrangement more suited for the rural context.

Scale, Massing and Appearance

The indicative building heights (as identified on the Parameters Plan) establish the maximum dwelling height across the site. As referred to above, the proposed heights of dwellings have had regard to the topography of the site and the sites natural level changes and prevent impinging upon the coastal views of the marshes and limit any potential unneighbourly impacts.

Whilst only indicative at this stage, a materials palette detailing traditional and vernacular materials including the use of flint, red and painted brick and clay roof tiles together with detailed features such as sash style windows, bay projections, porches and decorative brick course is considered to be appropriate for this rural context.

In terms of density, the policy sets out proposals should include the provision of approximately 30 dwellings, public open space, and associated on and off-site infrastructure. The proposed density is not regarded as overdeveloped. The general density considerations per hectare is 30 for villages and 40 for towns as a starting point, with allowances made in allocated sites to

ensure delivery of a range of uses and taking into account local density, character and site contexts.

Site Access

The development proposes a single access point from Langham Road, with pedestrian access extending to the shared surfaces. A 2 metre footpath linking to Harbour Way, and off-site pedestrian improvements to enhance connections to nearby amenities in Blakeney, including Kingsway, Saxlingham Road and Wiveton Road, will be provided and all to be secured by planning condition.

The proposed scheme is considered to comply with LP Policy ENV 8, Criteria of LP Policy BLA01/B and having regard to Policy 6 and 7 of the Blakeney Neighbourhood Plan.

Whilst not in accordance with the requirements of criterion 5 of LP Policy BLA01/B, reasonable justification has been offered to depart from this criterion based on highway and pedestrian safety concerns and this should be weighed in the overall planning balance.

4. Amenity

Local Plan (LP) Policy ENV 6 sets out that all new development will provide for a high standard of amenity including adequate living conditions. Development will not be permitted which causes unacceptable impacts on the amenity of neighbouring occupants or does not provide for adequate levels of amenity for future occupants. In assessing the impact of development on existing occupants, proposals should take account of the North Norfolk Design Guide or justify any departure from these standards must have regard to the following considerations:

- provision of appropriate private amenity space.
- loss of privacy and outlook and prevention of overlooking.
- loss of daylight and/or sunlight and prevention of overshadowing.
- prevention of disturbance from odour, noise, vibration, dust, air and artificial light pollution.

The North Norfolk Design Guide sets out minimum distances between dwellings looking at different types of elevation based on the living accommodation views that may be affected. Additionally, it states that residents should have the right to adequate privacy levels and that new development should not lead to any overbearing impacts upon existing dwellings. Existing residents should also be free from excessive noise and unwanted social contact. Additionally, private garden areas should be of adequate size and shape to serve their intended purpose. They should be substantially free from shading and are recommended to be of an area equal or greater than the footprint of the dwelling they serve.

The application is submitted in outline, with matters of access for consideration only. An indicative site plan has been provided, showing that a suitable buffer can be maintained between the development and existing properties to the north and east and adjacent to access along Harbour way. Although detailed matters of layout, scale and appearance will be assessed at the Reserved Matters stage, the Indicative Site Plan demonstrates that dwellings can be positioned at sufficient distances to avoid unacceptable impacts on neighbouring amenity, including overshadowing, loss of light and overlooking. For example, the Parameters Plan indicates that dwellings to the north would be single storey and located between approximately 27 and 46 metres (respectively) from existing properties along Morston Road.

Nearby residents have raised concerns regarding overlooking, loss of privacy and the effect of changes in site levels. These matters are acknowledged and, where necessary, can be controlled through planning conditions and addressed in detail at the Reserved Matters stage.

Having regard to the concerns raised, it is considered that that submitted information demonstrates that the site can accommodate up to 30 dwellings without causing detriment to the amenity of existing residents. The layout indicates that dwellings can be positioned and orientated to avoid unacceptable impacts in terms of privacy, light and overbearing effects. The proposal is therefore considered capable of complying with the North Norfolk Design Guide in these respects.

The proposed scheme is considered to comply with LP Policy ENV 8 and Criteria on LP Policy BLA01/B.

5. Landscape and Visual Impact

Local Plan (LP) Policy ENV 1 seeks to protect the Norfolk Coast National Landscape (NCNL) and the Broads from inappropriate development to ensure the conservation and enhancement of their natural beauty, defined special quality, and character. The policy requires proposals within or affecting the settings of the NCNL or the Broads to be assessed for impacts on scenic beauty, biodiversity, cultural heritage and tranquillity.

LP Policy ENV 2 seeks to require development to respect and enhance local landscape character, settlement patterns and the relationship between settlements and their surroundings. Proposals should be assessed against the Landscape Character Assessment Supplementary Planning Document (SPD) and should be sympathetic to the key characteristics and valued features of the area. Proposals should set out how the development will protect and conserve the defining qualities and distinctiveness of the Landscape Character Type.

The site is allocated for up to 30 dwellings in the North Norfolk Local Plan (2024–2040) under Policy BLA01/B. As it lies within the Norfolk Coast National Landscape, national policy requires great weight to be given to conserving landscape and scenic beauty. The site comprises an arable field on the southern edge of Blakeney, bordered by existing development to the north and east, with hedgerows and rising land to the south and west. A Public Right of Way runs along the western boundary toward Wiveton Downs SSSI, a nationally important esker landform that provides partial visual containment.

The site lies within the Rolling Heath and Arable Landscape Type as defined within the North Norfolk Landscape Character Assessment, 2021 SPD). Rolling arable fields, lowland heath, lack of settlement, an open elevated landscape and the notable Blakeney Esker are key characteristics of the Type. The Landscape Visual Impact Assessment (LVIA) (Liz Lake Assoc, Dec 2025) concludes that the landscape to the site is considered to have a Medium - High value which is agreed by Officers.

Although the site occupies a sensitive location, it is partly enclosed by the existing settlement and is considered to have some capacity to accommodate development. Any scheme must be appropriate in scale and supported by landscaping measures to ensure an integrated extension to the village and to minimise visual impact on the wider National Landscape.

It is acknowledged that the character of the site itself would change as a result of the proposed development, with the existing open arable land lost and replaced by a new residential development with associated open space and infrastructure. The submitted Landscape Visual Impact Assessment (LVIA) concludes the development will incur a '*Moderate Adverse Effect*'

on the surrounding landscape character accounting for the National Landscape designation. Once the substantial landscape planting has established, in the long term this is anticipated to reduce to a '*Moderate to Slight Adverse Effect*'.

It is considered that the LVIA places limited emphasis on the potential effects on the area's valued dark skies, a recognised special quality of the National Landscape; however, the submitted Lighting Strategy which supports the planning application sets parameters, which should be secured and carried through to detailed design, building on the principle of absolutely minimal lighting for this site.

As required by allocation Criterion 2 of Policy BLA01/B, the scheme has been designed to minimise harm by concentrating development on the lower, north eastern part of the site, continuing the existing settlement pattern. The Parameters Plan indicates that one or one and a half storey dwellings are to be positioned on slightly higher ground to reduce visual impact and preserve filtered views towards the coast and St Nicholas Church. In terms of visual effects, the LVIA concludes that the most significant visual effects will be experienced by adjacent residents and by users of nearby Public Rights of Way, particularly Blakeney FP17 to the south and west, and Blakeney BR5 to the southeast which traverses the Wiveton Downs SSSI. While strategic planting will reduce these effects over time, some residual adverse impacts will remain due to the site's openness and proximity to receptors. More limited visual effects are anticipated for users of the Coast Path to the north, where views are more distant and the development will be perceived within the context of existing roofscapes. Ensuring a varied and appropriately scaled roofscape, effects on longer views from the coast and elevated routes will be limited and diminish over time.

The layout incorporates significant open space and green infrastructure, including new tree planting, hedgerows, a SuDS basin, and a significant area of heathland habitat to the west including a 20 metre buffer, creating ecological connectivity and reinforcing the heathy character of the wider landscape.

In summary, the character of the site itself would change as a result of the proposed development with the loss of a greenfield arable site. The visual impact therefore reinforces the need for robust planting throughout the development to mitigate effects on key receptors and to support integration of the scheme into the wider landscape. As a result, any harmful effects would diminish over time as landscaping becomes established.

The proposed scheme is considered to comply with LP Policies ENV 1 and 2 and Criteria on LP Policy BLA01/B and having regard to Policy 11 of the Blakeney Neighbourhood Plan.

6. Ecological impacts, BNG and GIRAMS

Local Plan (LP) Policy CC10 sets out that qualifying development must achieve a minimum of 10% Biodiversity Net Gain. The accompanying biodiversity net gain strategy should set out the pre-development biodiversity value of the development site, demonstrate application of the mitigation hierarchy, clarify and explain the predicted biodiversity outcomes, compliance with the BNG Hierarchy and details of how it will be maintained for at least 30 years after the development is completed.

LP Policy ENV 4 sets out all policy proposals will be expected to provide suitable ecological surveys, retain, protect and buffer ecological and geological features and provide for the appropriate management of those features, deliver BNG, incorporate biodiversity enhancement measures and avoid net loss or fragmentation of habitats. Adverse impacts must be addressed, be in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and any adverse effects on nationally and locally designated

sites only permitted where it can be demonstrated that the needs outweigh the adverse impacts.

LP Policy 11 of the Blakeney Neighbourhood Plan requires development to demonstrate how it delivers a minimum 10% 'net gain' in biodiversity and improves connections with existing open spaces in and around Blakeney. Landscape proposals must form an integral part of any development design, with trees and hedgerows retained unless removal is supported by an Arboricultural Impact Assessment carried out in accordance with BS5837:2012, Trees in relation to design, demolition, and construction. All new development must maximise opportunities to enhance the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside provided proposals would not result in adverse impact on the integrity of the European sites.

Ecology

The application is accompanied by an Ecological Assessment. The site sits on the southern edge of Blakeney, comprising an arable field sloping from north to south. It is enclosed by existing development along Morston Road to the north and Langham Road, including residential properties to the east. A public footpath is located to the south and runs towards the western boundary toward Wiveton Downs SSSI, the rising esker landform that wraps around the site and provides natural visual containment.

In respect of protected species, the Ecological Assessment identifies the site as predominantly arable cropland with small areas of neutral grassland, scrub and four lengths of boundary hedgerow, a priority habitat. Impacts identified include two hedgerow breaches and some habitat loss. The assessment also considers potential effects on foraging bats, nesting and overwintering birds, hedgehogs and widespread moths. Having reviewed the report, it is not considered that protected species would represent a fundamental ecological constraint to the proposals. Mitigation measures are proposed and these would be secured by planning condition. Initial concerns were raised regarding nesting and over wintering birds, with the Councils ecologist suggesting that further surveys should be carried within the 2026 season to help inform the ecological mitigation requirements. The full results of the bird surveys and any mitigation recommendations should be provided at the Reserved Matters Stage.

The Landscape Officer is satisfied that the proposed layout maintains an appropriate buffer to Wiveton Downs SSSI, with at least 30 metre buffer of greenspace retained between the SSSI boundary and the built development. In line with the recommendations of the Ecological Assessment, the boundary hedgerow adjoining the SSSI should be strengthened to discourage informal access onto this private and highly sensitive designated site.

Subject to appropriate conditions, the development is considered acceptable.

GIRAMS

LP Policy ENV5 seeks to require developments that increase recreational pressures on internationally designated nature conservation sites to mitigate their impacts from the development via a standard per dwellings tariff secured through planning obligations and/or via on-site mitigation. The policy applies to all net increases in residential development within the identified zones of influence.

There are nine statutory sites: two National Nature Reserves (NNRs), two Sites of Special Scientific Interest (SSSIs), two Special Areas of Conservation (SACs), two Special Protection Areas (SPAs) and one RAMSAR site within 2km of the site. The Landscape Officer agrees with the findings of the shadow HRA assessment which concludes that recreational

disturbance in isolation is unlikely to impact the designated sites. This is due to the size of the development, and that mitigation in the form of onsite greenspace is planned and that connections to local rights of way are currently present.

The cumulative recreational impacts from new overnight accommodation in Norfolk is considered to have a significant adverse impact upon the integrity of European Sites. The Norfolk Authorities adopted the Green Infrastructure and Recreational impact Avoidance Mitigation Strategy (GIRAMS), a strategic mitigation measure, on 1st April 2022. GIRAMS requires a tariff payment of £315.58 (1 April 2026) per dwelling to be made by the developer to fund mitigation measures to be implemented across Norfolk. Subject to securing this payment there would be no other potential pathways of impacts upon any other designated sites.

Biodiversity Net Gain

LP Policy CC10 seeks to ensure Biodiversity Net Gain (BNG) is achieved in order to help protect and enhance the natural environment, which supports the overall long-term adaptability and resilience to climate change.

The application is subject to mandatory 10% BNG requirement. Accurate baseline values must be agreed prior to determination to allow both the council and applicant to be fully informed of the unit requirements to deliver 10% BNG across all relevant unit types.

BNG information has been submitted with the application in the form of a completed metric (Statutory Metric), a Baseline Development BNG Plan, a Post-Development BNG Plan, a BNG Statement and BNG Condition Assessment.

The metric demonstrates the required 10% (or greater) gain in habitat units. The Ecology Officer has confirmed that they are satisfied with the baseline BNG calculations provided with this application. The onsite BNG delivery would be considered 'significant', a Habitat Management & Maintenance Plan (HMMP) will need to be submitted when discharging the biodiversity gain condition, including a monitoring fee to be included in any legal agreement to ensure that the biodiversity gains are delivered over 30 years.

Summary

The proposed scheme is considered to comply with LP Policies ENV 4, ENV 5, CC 10 and Policy 11 of the Blakeney Neighbourhood Plan.

7. Arboricultural

Local Plan (LP) Policy CC12 seeks the retention and incorporation of existing and new trees and hedgerows within proposals and to protect trees, hedgerows, woodland and other natural landscape features from harm or loss. The criteria provides the approach to potential loss or harm of protected trees, hedgerows and woodland, including securing compensation. A landscape strategy will be required to detail the potential impact, loss or harm to any existing natural landscape features.

The application was accompanied by an Arboricultural Impact Assessment (AIA) and illustrative Landscape Strategy, where the latter specifies adequate replacement planting in lieu of any loss of hedgerows.

The site comprises an arable field with hedgerows and trees within the periphery of the site with development able to be delivered in the centre of the site with low arboricultural impact.

The assessment concludes that whilst the main loss is hedgerow removal necessary to facilitate access and visibility splays to the site, all trees and other landscape features are to remain as part of the development.

Subject to conditions ensuring replacement planting and tree protecting, the Arboricultural assessment demonstrates that there are no overwhelming arboricultural constraints to the site.

It is considered that subject to conditions, the proposed development meets the requirements of LP Policy CC12.

8. Highways and parking

Local Plan (LP) Policy CC 9 sets out that development shall be well located and designed to minimise the need to travel and maximise use of sustainable forms of transport

LP Policy HC 7 (Parking Provision) states that adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development and in order to avoid inappropriate on-street parking, highway safety problems and protect living and working conditions locally. Development proposals should make provision for vehicle and cycle parking in accordance with the Norfolk County Council Parking Guidelines and take into account the requirements of the North Norfolk Design Guide.

Vehicular Access

The development will have a single access point from Langham Road which includes appropriate visibility splays, access arrangement to meet highways adoptable standards and relocation of the speed limit changes from 30 mph to 60 mph (and vice versa) further south along Langham Road. The Indicative Site Plan details the internal access road would be a private permeable shared surface extending from the access road, to include turning heads for fire trucks.

Off Site Improvements

The scheme also includes off site pedestrian improvements in order to enhance the connectivity of the site to the nearby amenities and facilities in Blakeney and also along the walking route from the proposed development to Blakeney Primary School. These relate to footway improvement and widening including tactile paving at Harbour Way, Kingsway, Saxlingham Road Wiveton Road which will be secured by planning condition.

Vehicle Trip Generation

The Transport Statement identifies that the proposed development is forecast to generate 14 vehicle movements within the traditional AM peak hour (0800-0900) and 11 vehicle movements within the traditional PM peak hour (1700-1800). The proposed development is forecast to generate a total of nine pedestrian movements within the AM peak hour and three pedestrian trips during the PM peak hour. Therefore, the proposed development is forecast to have a negligible impact on the local highway network in terms of forecast vehicle trip generation within the traditional AM (0800-0900) and PM (1700-1800) peak hours.

Sustainability

The site is located within Blakeney with various amenities and facilities accessible on foot and bicycle. Public transport includes local bus services which are accessible within a seven

minute walk from the proposed site access on Langham Road. There a number of Public Rights of Way (PROW) footpaths in vicinity of the site providing access to nearby villages and rural areas. Additionally, regional cycle route 30 is a seven minute cycle ride away and offers access into the town of Holt to the east and to Langham.

Car Parking

Parking provision would form part of the consideration of any subsequent Reserved Matters application. However, it is considered that sufficient space could be accommodated within the site to provide adequate parking to serve the development in accordance with LP Policy HC 7.

The Highway Authority has raised no objections to the proposals on highway safety grounds including additional vehicular movements to and from the site and joining onto Langham Road, noting the concerns raised by the public within the public consultation. There is considered appropriate capacity in the local highway network to accommodate the proposed development.

Summary

The proposed scheme would comply with LP Policy CC 9 and Criterion 1 of allocation Policy BLA01/B to provide the access from safe vehicular access including alterations onto Langham Road, including carriageway widening at the site frontage to a minimum of 5.0m.

Electric vehicle charging points would be incorporated into the proposals and similarly secured by condition.

9. Heritage

Local Plan (LP) Policy ENV 7 requires that development proposals will conserve and, where possible, enhance the historic environment. This includes conserving historic landscapes and built form and settings and protection for designated and non-designated heritage assets and Conservation Areas.

Criterion 8 of the allocation Policy BLA01/B is most pertinent to the consideration of the impact on heritage assets (requiring the proposals to conserve, and where appropriate, enhance the significance of Two Bowl Barrows scheduled monument to the west of the site, and provide appropriate mitigation for the impact of development on their setting).

In terms of any heritage impacts, the assets that could be affected by the development would be the scheduled Bowl Barrows on Blakeney Downs to the west and the Blakeney & Glaven Valley Conservation Areas to the east. In respect to the former, the proposed development is not considered to block important views of these sites. Additionally, simply having the development nearby is not considered to undermine their respective significance. Furthermore, significant landscaping is proposed with a minimum of a 20 m buffer to the west of the site which will enhance the separation to the west of the site.

In respect to the Blakeney & Glaven Valley Conservation Areas, given the distance between the development and both heritage designations, and that the Scheduled Bronze age mounds are situated on a raised and more enclosed landscape, the development is considered to have a neutral impact on these heritage assets. Whilst it is acknowledged that enhancement is not realistically achievable, the scheme complies with the policy requirement to protect the asset.

Public concern is noted. However, officers consider that the proposals are acceptable from a heritage and conservation perspective. They would not result in detrimental impacts on the significance of the designated and non-designated heritage assets, and their character and appearance would predominantly be preserved. The proposals would accord the Development Plan policy considerations.

The proposed scheme is considered to comply with LP Policy ENV 7 and Criterion 8 of the allocation Policy BLA01/B.

10. Flooding and drainage

Local Plan (LP) Policy CC 7 sets out development will be located where this minimises the risk of flooding, and mitigating such risk through avoidance, design and implementation of sustainable drainage (SuDS) principles. Development should not materially increase flood risk to other areas and will incorporate appropriate surface water drainage mitigation measures to minimise its own risk of flooding. Proposals will have regard to climate change and flood extents from all sources identified in the NNDC Strategic Flood Risk Assessment, and subsequent updates.

Additionally, developers will be required to demonstrate compliance with national policy, by showing the development:

- does not increase greenfield run off rates and vulnerability of the site,
- has a positive impact on the risk of surface water flooding,
- addresses potential impact of infiltration upon groundwater,
- provides adequate foul water treatment and disposal,
- has suitable access, is safeguarded and does not compromise existing drainage schemes of a larger site.

Open areas within new development must be designed to optimise drainage and reduce run-off. Where SuDS are proposed development proposals should be an integral part of the green infrastructure framework and provide multi-functional benefits. Adherence to Lead Local Flood Authority (LLFA) Guidance which includes appropriate Flood Risk Assessment / Drainage Strategy and follows the drainage hierarchy. Drainage requirements including detailed maintenance and management arrangements for the lifetime of the development will be secured by way of planning conditions and / or obligations.

Criteria 9 and 10 of allocation Policy BLA01/B require -

9. Submission, approval and implementation of a Surface Water Management Plan ensuring that there are no adverse effects on European Sites and greenfield run off rates are not increased.

10. Submission, approval and implementation of a Foul Water Drainage Strategy demonstrating that there is capacity available in the sewerage network and at the receiving water recycling centre to accommodate wastewater flows from the site.

The application is accompanied by a Flood Risk Assessment and Drainage Strategy. The site slopes from southwest (24.33m AOD) to northeast (15.68m AOD). The site is situated within flood zone 1 (the lowest probability of flooding). Rainfall is assumed to naturally soak into the ground where the site is underlain by sandy soils where the geology is considered suitable for infiltration. Drainage infiltration testing on the site has provided favourable results and

groundwater was not encountered. The groundwater level is at least 13.7m below site ground levels where the risk of groundwater flooding occurring is therefore considered to be very low.

Although the site is currently greenfield, it has no surface water management in place. Local representations have raised concerns regarding potential for flooding and surface water runoff and these matters have been considered. The site is considered at low risk of flooding from all sources. The SUDS based drainage strategy for the site includes the use of swales, permeable paving, rain gardens, gullies, soakaways in rear gardens and an infiltration basin, reducing flood risk by attenuating the rate and quantity of surface water run off for and promoting groundwater recharge via infiltration.

Essentially, the SUDS strategy would introduce controlled attenuation and discharge which is a better control of runoff. It can improve water quality, support biodiversity and reduce flood risk, meaning the proposed development would deliver an improvement over the existing situation.

Based on the drainage strategy the infiltration rate demonstrates that the ground is permeable enough to absorb water effectively. The drainage design meets national SUDS standards by ensuring small, frequent rain events are fully absorbed into the ground by the methods already stated. In accordance with Criterion 9, greenfield run off rates are not increased.

The surface water drainage strategy is considered acceptable.

Regarding foul drainage, the nearest foul water sewer is located within Morston Road, less than 10m from the boundary of the site and Anglian Water has confirmed the foul sewer system has available capacity at this site. The scheme is proposing a gravity fed connection to the foul water network. There is capacity at the Cley Glanford Road Water Recycling Centre for foul water from this development.

The proposals are considered to accord with LP Policy CC7, Criteria 9 and 10 and having regard to Policy 10 of the Blakeney Neighbourhood Plan. As set out in the response from Anglian Water, there is capacity in the local infrastructure to accommodate the proposed development.

11. Developer contributions

Local Plan (LP) Policy HC 4 requires the delivery of necessary infrastructure and secure sustainable development. The Council will secure infrastructure through specific developer contributions in order to service, manage and mitigate the impact of development which meets the tests of the NPPF. Development will be expected to contribute towards the provision of infrastructure, affordable homes, community infrastructure, delivery and maintenance of open space, sustainable transport, environmental infrastructure, visitor impact mitigation, other requirements in Neighbourhood Plans and monitoring purposes.

The North Norfolk Open Space Assessment provides the most up to date evidence of local need. It provides the justified evidence to support the requirement for open space contributions.

Based on the mix of housing tenures, sizes and types shown within the submission, there would be an onsite requirement for amenity green space and play space for children. Offsite contributions would be required for allotments, parks and recreation, play space (youth) and natural green space.

Assessment of Requirements

Open Space

LP Policy HC 2 seeks to protect existing open spaces from the possible adverse impacts of development and to ensure that where new development takes place it is served by the right quantity and type of open space to meet the needs of residents. New open space or improvements to existing areas, will be secured through planning conditions and/or section 106 planning obligations.

Based on the indicative mix of housing shown within the submission, the following would be required. However, necessary open space provision will be subject to a formula based approach, agreed through S106 obligation, setting out financial contribution of open space typologies once the final housing mix is agreed at the Reserved Matters stage.

Based on the indicative housing mix

On site

Play Space (Children)

There is indicative requirement for **68sqm** of children play space for the proposed development. A dedicated area has shown in the public open space area.

Amenity Green Space and Natural Green Space:

There is an indicative requirement is for **680sqm** of Amenity Green Space for the proposed development to be provided on site.

Off Site

Allotments:

The requirement is for **408sqm** of allotment space. An indicative contribution of **£11,444** would therefore be required.

Parks and Recreation Grounds:

The requirement is for **748sqm** for the proposed development. The definition provided of Parks and Recreation Grounds states that they are “*defined as an open space that: Has at least two facilities e.g. a children’s play area and tennis courts, or; Has provision for formal sports pitches e.g. football or cricket pitch (informal football would be excluded); and Is owned/managed by the Council (or Town/Parish Council), for general public access.*” The proposed on-site open space would not provide two facilities or sports pitches and therefore would not meet the definition of Parks and Recreation Grounds. An indicative contribution of **£87,307** would therefore be required.

Play Space (Youth)

The requirement for **40.80sqm** of youth play space for the proposed development. Indicative contributions of **£5,856** would therefore be required.

Natural Green Space

The requirement is for **1,020sqm** of natural green space. An indicative contribution of **£25,928** would therefore be required.

Criterion 7 of the allocation policy requires on site delivery of multi-functional open space together with measures for its on-going maintenance.

The scheme provides a greater amount of open space than required. While detailed typologies are not fixed at this stage, the indicative layout shows a network of natural and semi-natural green spaces that respond to the site's landscape character. Based on Local Plan standards for all open space typologies (allotments, amenity space, parks and recreation grounds, children's and youth play space, and natural green space), the policy requirement for a development of this scale is 0.3ha. The proposal, however, delivers 1.48ha.

The Section 106 obligation will secure the necessary open space provision through a formula based approach, ensuring the appropriate quantity and mix is delivered in accordance with LP Policy HC 2. The proposed access arrangements do not constrain the ability to meet these obligations, and full details of open space design and typology will be provided at the Reserved Matters stage.

Other contributions

Contributions would also be required for other services and facilities including areas such as primary education, libraries and fire hydrant requested by Norfolk County Council.

An indicative table of S106 financial and non-financial contributions expected from the development is set out below.

Contribution Description	Amount (index linked)
Affordable Housing	On Site Provision of 35%
Secondary Education	£130,336,
School Transport	£21, 318
GIRAMS Tariff*	£315.58 (per dwelling)
Library Contribution	£5,550 (£185 per dwelling)
Fire Hydrant (one)	On-site provision
NNDC and NCC S106 Monitoring Fee	£500 per obligation
On site Open space	Amenity Green Space and Children play based on Open Space matrix.
Off Site Open space contributions	Provision of formula-based mechanism setting out financial contribution by open space typology once final mix is agreed at Reserved Matters stage based on open space matrix.
BNG Monitoring fee (30 years)	£6,102
Blakeney Parish Council S106 requests	The agent has agreed to a proportionate amount (TBC) for the provision of a small number of dog/litter bins, provision of cycle racks, a community notice board and benches in apocopate locations.

**This contribution is mandatory in order to satisfy Habitats Regulations*

Subject to securing the required contributions through S106 obligation, the proposals would accord with the requirements of LP Policy HC 2 and HC 4.

12. Environmental Considerations

Local Plan (LP) Policy CC13 seeks to ensure that every opportunity is taken to avoid, minimise and reduce, through appropriate mitigations measures, all emissions and other forms of

pollution. The criteria require appropriate remediation where contamination is present and includes the approach where new overnight accommodation is proposed.

Proposals will need to comply with statutory environmental quality standards and demonstrate, individually or cumulatively, that the development would not give rise to adverse impacts on:

- a. the natural environment.
- b. the health and safety of the public.
- c. air quality.
- d. water quality, including surface water and groundwater.
- e. light and noise pollution; and,
- f. land quality and condition.

Contaminated Land

Although the site is a greenfield site, the applicant has undertaken a Phase 1 - Desk Study and Preliminary Risk Assessment to identify potential sources of contamination. The report identifies low risk potential contaminants where it is recommended that further site investigation shall be carried out in accordance with the conclusions and recommendations with the submitted Phase 1 Report.

The submitted report has been reviewed by Environmental Health Officers, who raise no objection, subject to a suitable planning condition to secure further ground investigation and remediation, if necessary.

The proposal is considered acceptable in this regard and would accord with the aims of LP Policy CC13.

Air Quality

The application is accompanied by an Air Quality Assessment. The report concludes that subject to a Dust Management Plan being submitted, air quality factors are not considered a constraint to planning consent for the development.

Noise

The application is accompanied by a Noise Impact Assessment. The assessment demonstrates that noise should not be deemed to be a determining factor in the granting of planning permission for this Site. Officers raise no objections to the application on noise grounds subject to the inclusion of relevant planning conditions relating to construction working hours and Air Source Heat Pumps (ASHP).

Light

As the application is in Outline, full details of lighting would be required at Reserved Matters stage or via condition if appropriate.

The proposed scheme is considered to comply with Local Plan Policy CC13.

13. Other Material Planning Considerations

Minerals and Waste

The proposal site is underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Minerals and Waste Local Plan (NM & WLP) and

policy MP11 'Mineral resource safeguarding' is applicable. There is potential for minerals to be excavated and re-used. Subject to conditions, the application is considered acceptable.

Environmental sustainability and fibre connectivity

Local Plan (LP) Policy CC1 sets out development shall be delivered with the highest regard to sustainable development and climate change principles including positively contributing to mitigating and adapting to climate change, minimising greenhouse gas emissions, focusing larger scale development into the most sustainable areas where services are available, facilities can be supported and more sustainable modes of transport are viable.

LP Policy CC 3 sets out that new development is required to achieve progressively higher standards of environmental sustainability. This includes reductions in CO2 emissions of a minimum of 31% below the Target Emission Rate.

LP Policy CC 4 sets out all new development must be designed and constructed in a way that minimises its impact on water resources, with all new dwellings designed and constructed in such a way that enables them to meet or exceed Building Regulations Part G water efficiency higher optimal standard.

Policy HC 5 requires all dwellings to be provided with fibre connections.

The Sustainability Statement accompanying the application confirms that the application site will be constructed to the version of Part L of the Building Regulations in force at the time of construction and will therefore comply with LP Policy CC 3. Full details on the energy efficiency standards and low carbon or renewable energy measures will accompany the reserved matters application. Dwellings will benefit from renewable technologies such as photovoltaic panels, air source heat pumps and wastewater heat recovery will be incorporated, including energy efficient buildings.

Regarding water efficiency, development would use low water consuming fittings to achieve a minimum water efficiency of 110 litres per person per day (estimations indicating 107.78 l/p/d).

BT Openreach records indicate that there is an overhead cable crossing the frontage of the site within Morston Road. There is limited telecoms infrastructure within the vicinity of the site. Open Reach has plans to provide Fibre to the Premises with speeds up to 1,600 Mbps.

The proposals would broadly accord with the new policy considerations concerning environmental sustainability and fibre connectivity.

Electric Charging

LP Policy CC 8 sets out appropriate provision for electric vehicle charging points shall be incorporated into proposals appropriate to its context and location and precise details of this provision (including number, layout and charge points) how this will be allocated and managed including mechanism / procedure for taking payments.

The Design and Access Statement confirms that Electric car charging will be provided in accordance with Approved Document S: Infrastructure for Charging Electric Vehicles and provided at Reserved Matters.

14. Allocation criteria, Conclusion and Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 sets out that decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise.

Proposals for the site should be in accordance with and compatible with the site-specific policy Local Plan (LP) Policy BLA01/B. This policy sets out that proposals should include the provision of approximately 30 dwellings, including affordable housing, amenity space, landscaping and all associated infrastructure and works, including supporting criteria for the allocation set out above.

Safe vehicular access to the site can be achieved as demonstrated in the Indicative Proposed Site Plan on to Langham Road, according with Criterion 1. Along with footway improvements along Langham Road, including the provision of a 2.0m wide footway along the site frontage and extending within the highway to the junction of Harbour Way, as required by Criterion 4.

The layout focuses development to the north and east of the site adjacent to the existing built form and incorporates landscape buffers / open space on the western edge as required by Criterion 2. The effect is to assimilate well with the existing edge of the settlement and to ensure appropriate on site open space to reduce increased recreational disturbance.

The application is considered to meet the requirement for careful attention to layout, building heights, (having regard to materials) to minimise landscape impact on the National Landscape and wider views of Blakeney Marshes, while safeguarding the residential amenity of neighbouring properties, as required by Criterion 3.

There is conflict with criterion 5, which requires a new pedestrian/cycle link connecting the site to Morston Road. Although the site was allocated through the Local Plan and subsequently adopted, the Highway Authority raised late concerns prior to submission of the outline application. They advised that any form of access onto Morston Road would attract an objection due to a combination of highway and pedestrian safety issues, the need for third-party land and uncertainty over the deliverability. On this basis departure from Criterion 5 is considered to be reasonably justified.

The proposals are considered compatible with criteria 6 and 8 (landscaping, open space, heritage assets and retention and enhancement of hedgerows and trees).

Open space will be subject to on and off site provision in accordance with Policies HC 2 and secured through the S106.

Criterion 9 and 10, the drainage strategy proposed demonstrates how surface water would be dealt with according with the SuDS hierarchy. This would be dealt with through infiltration through the ground, the land is suitable for such techniques without creating undue run off from the site to adjacent land. On this basis and noting the onus is on the Local Authority to be satisfied.

In respect to Criterion 10 (foul drainage strategy and sewerage infrastructure), there is capacity in the local sewage network to accommodate the proposed development, and confirmation from Anglia Water the Waste Water Treatment Works can accommodate the wastewater flows from the site attracting positive weight.

The application also proposes to ensure that new market housing will be restricted to ensure that they are occupied as a principle residence, in accordance with Policy 2 of the Blakeney Neighbourhood Plan.

There is broad compliance with the allocation policy to deliver up to 30 dwellings offering social, economic and environmental benefits. In addition to the above assessment of the allocation criteria, Officers note that there is a limited departure from the criterion 5 Criterion in respect to access to Morston Road, attracting negative weight.

In addition to the criterion assessment above, the benefits include delivery of an allocated North Norfolk Local Plan site which addresses the districts affordable housing need. There would be the provision of 35%. The application includes delivery of new open space and contributions for off site open space improvements to address local requirements. Ecological enhancements through delivery of BNG. Benefits which supports Blakeney's services, facilities, businesses and employment during the construction phase of the development.

Mitigation contributions would be provided regarding GIRAMS including education and library contributions to support these local services and able to accommodate the proposed development.

Officers are clear that the substantive benefits listed above will more than outweigh any harm arising from the policy departure. As such officers consider that there is a positive planning balance and that the application should be approved.

RECOMMENDATION:

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

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

Contribution Description	Amount (index linked)
Affordable Housing	On Site Provision of 35%,
Secondary Education	£130,336,
School Transport	£21, 318
GIRAMS Tariff*	£315.58 (per dwelling)
Library Contribution	£5,550 (£185 per dwelling)
Fire Hydrant (one)	On-site provision
NNDC and NCC S106 Monitoring Fee	£500 per obligation
On site Open space	Amenity Green Space and Children play based on Open Space matrix.
Off Site Open space contributions	Provision of formula-based mechanism setting out financial contribution by open space typology once final mix is agreed at Reserved Matters stage based on open space matrix.
BNG Monitoring fee (30 years)	£6,102
Blakeney Parish Council S106 requests	The agent has agreed to a proportionate amount (TBC) for the provision of a small number of dog/litter bins, provision of cycle racks, a community notice board and benches in apocopate locations.

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

Conditions

- Time limit for implementation - RM details.
- TL submission of RM.
- TL Commencement
- Approved Plans and Details

Prior to Commencement

- Landscaping, Layout, Scale, and Appearance.
- Site levels/relationship to adjoining properties.
- Housing Requirements
- Open Space Requirements
- Archaeology Written Scheme of Investigation
- Trees to be Retained
- Construction Environment Management Plan (Biodiversity - CEMP)
- Ecological Design Strategies
- Landscape and Ecological Management Plan (LEMP)
- Surface Water Drainage Strategy and Mitigation
- Highways - detailed plans of the roads, footways, street lighting, foul and surface water drainage
- Dust Management Plan

Other

- AIA Method Statement and Tree Protection Plan
- Mitigation and enhancement measures set out in Ecological Assessment
- Ecological Assessment
- Small Mammal Access.
- Protection of Birds.
- Contamination.
- Lighting Strategy.
- Fibre to Broadband
- EV Charging
- Water Efficiency.
- Air Source Heat Pumps.
- BNG.
- GIRAMS.
- Construction Working Hours.
- Highways - works shall be carried out on roads/footways/street lighting/foul and surface water sewers.
- Highways - road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County Road.
- Visibility Splays.
- Access Arrangement for Delivery Vehicles.
- Offsite Highways Improvement Works.
- Traffic Regulations Order.

Final wording of conditions to be delegated to the Assistant Director – Planning.

- 3 That the application be refused if a suitable section 106 agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Assistant Director - Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.**