

APPLICATION REFERENCE: RV/25/2839

LOCATION: Land At Browns Covert,
Hindolveston Road, Fulmodeston

PROPOSAL: Variation of Condition 8 (Woodland
Management Plan) of planning permission
PF/21/3458 (Erection of two one-bed tree
houses with external works and servicing (to
include biorock drainage system and solar
panels) - Revisions to the Woodland
Management Plan



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Site Location Plan



Approved Treehouses

Tree House 1 South East Elevation

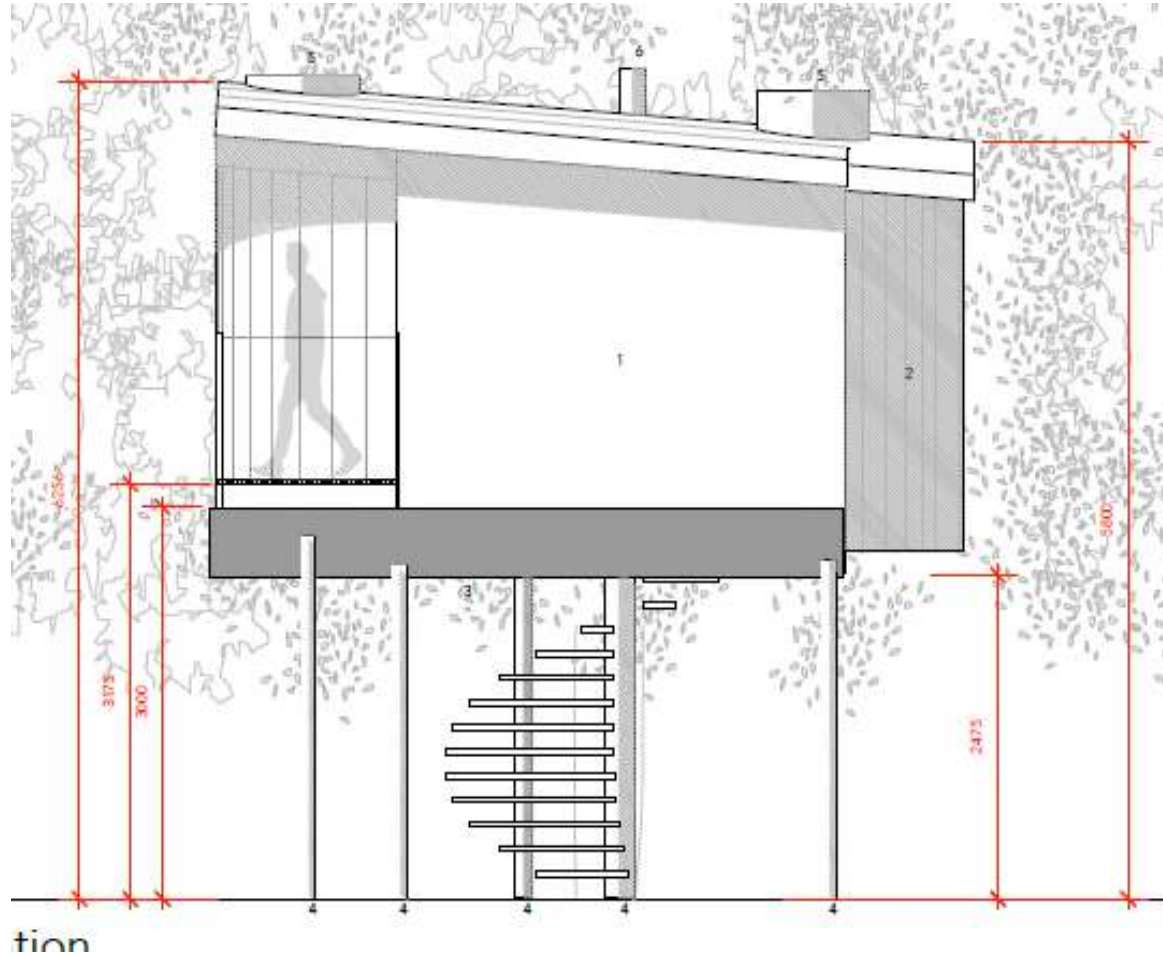


Tree House 1 North West Elevation



Approved Treehouses

Tree House 1 South West Elevation

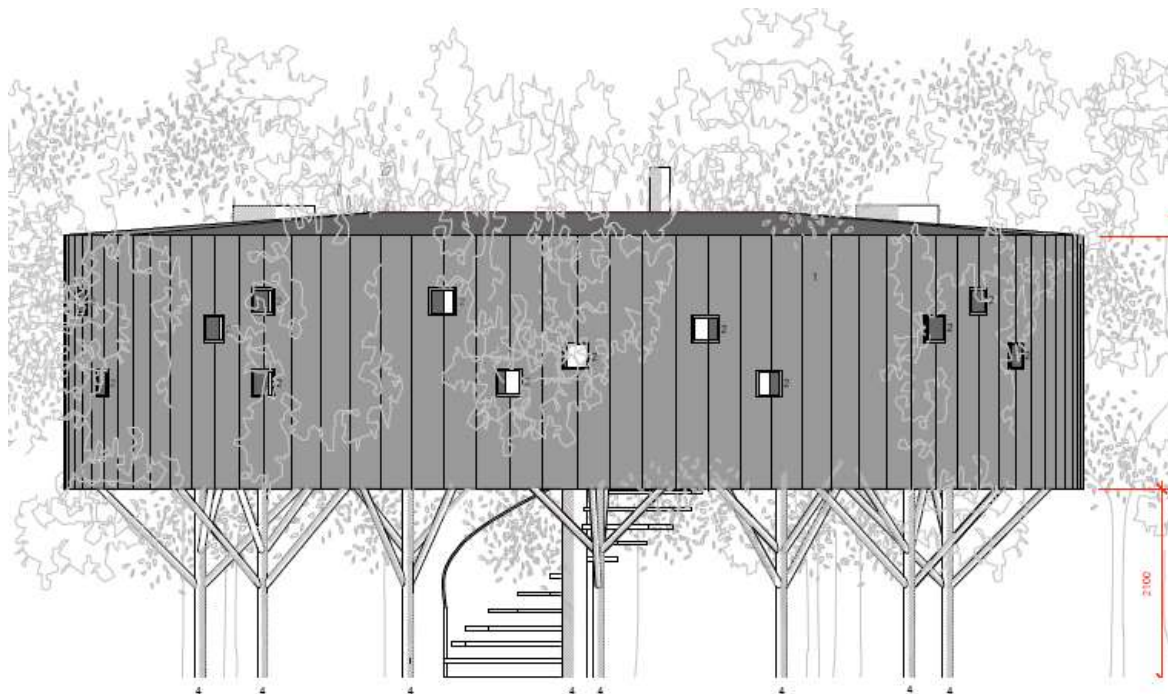


Tree House 1 North East Elevation

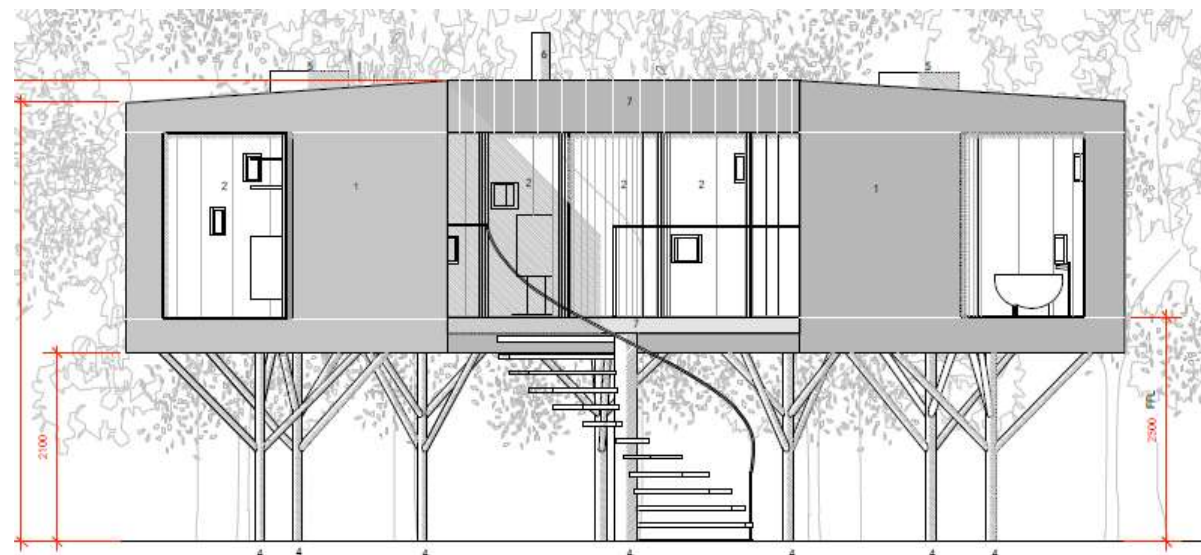


Approved Treehouses

Tree House 2 South East Elevation



Tree House 2 North West Elevation



The application seeks to vary Condition 8 of PF/21/3458 to reduce the BNG requirement from the previously stated (minimum of) 6000% to the statutory requirement of 10%.

Proposed variation to Condition 8 of application PF/21/3458

The programme of works detailed within the approved Woodland Management Plan (WMP) dated December 2025 received by the Local Planning Authority on the 26 February 2026 under application RV/25/2839 shall be implemented in order to deliver Biodiversity Net Gains for habitat units of no less than 10% in the location identified at Appendix 2 of The Woodland Management Plan WMP. The Woodland Management Plan WMP shall be implemented in this respect in accordance with the timeframes set out within the same document, or new variations to be agreed in writing by the Local Planning Authority.

Reason for Condition

To secure measurable Biodiversity Net Gain in accordance with Policy CC 10 of the North Norfolk Local Plan, paragraph 187 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

RECOMMENDATION

APPROVAL subject to securing a minimum of 10% Biodiversity Net Gain and the creation of a Habitat Bank prior to the issuing of any planning permission plus the imposition of relevant conditions as imposed on previous application PF/21/3458.

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