

Land at Pine Tree Farm - C22/2 - North Norfolk Regulation 19 Local Plan Representations Received from Statutory Consultees

Respondent	Support/Object	Comment
Mr Mike Jones (Norfolk Wildlife Trust)	Comments	Due to the proximity to existing woodland on site, Beckett's Plantation, we recommend that the following is added to the policy text. 'In order to help buffer the existing woodland on site from indirect impacts from new housing, a stand-off distance of at least 20m should be secured from any new built development. It is recommended that delivery of Biodiversity Net Gain includes an element of natural vegetation to buffer the existing woodland edge, preferably through natural regeneration from the woodland'.
Mrs Debbie Mack (Historic England)	Comments	<p><i>'Whilst there are no designated heritage assets on site, this site surrounds 3 sides of the grade II listed Pine Tree Farmhouse. Part of the house probably dates from the 17th century, with the roof having been raised and additions made in the late C18. The house is of painted flint and brick with a Belgian tile roof. Broadly rectangular in plan, the farmhouse has extensions to rear under catslide roofs.</i></p> <p><i>Any development of the site therefore has the potential to impact the setting of the grade II listed building</i></p> <p><i>We welcome the reference to Pine Tree Farmhouse at criterion 15.</i></p> <p><i>We welcome the preparation of a Heritage Impact Assessment in the Historic Environment Topic Paper. This provides robust evidence of the potential impact on the historic environment and suggests appropriate mitigation measures.</i></p> <p><i>The HIA sets out appropriate policy wording for inclusion in the Plan (see page 46). However, unfortunately this wording has not been included in the Plan. The policy needs amending to incorporate the wording from the HIA.</i></p> <p><i>We appreciate that criterion 15 of the policy does include some protection for the historic environment, but this falls short of the recommendations of the HIA.</i></p> <p><i>We also understand that the site area has changed since the HIA was undertaken. The HIA should be amended to reflect the new site area.</i></p> <p><i>We had also advised at Reg 18 that the southern part of the site should be left open for open space, sports provision and allotments with careful landscaping along the eastern edge of the site to protect Pine Tree Farm. These requirements should also be included in the policy.'</i></p> <p><i>'Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including Pine Tree Farmhouse, a grade II listed building. Development should include the following mitigation measures (as set out in further detail in the Heritage Impact Assessment):</i></p> <ul style="list-style-type: none"> <i>• Retain and strengthening hedges/ trees around and within the site and incorporating tree planting within the site</i> <i>• Introducing a landscape buffer to the southern boundary</i> <i>• landscaped buffer along the western boundary of the site</i> <i>• Dwellings of one or one and a half storey height on the southernmost part of the site.</i> <p><i>Amend HIA to include new site area.</i></p>

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Ms Laura Joyce (Natural England)	Objects	<p><i>'Not Sound- Concerns over impacts on the protected landscape</i></p> <p><i>Natural England has previously shared concerns and objections over associated allocation C22/1 (our ref: 279055, dated 22nd May 2019) on the following grounds:</i></p> <ul style="list-style-type: none"> <i>• The proposed development will significantly impact the special qualities of the Norfolk Coast Area of Outstanding Natural Beauty (AONB)</i> <i>• The proposal is contrary to local Plan policy, fails to pass the exceptional circumstances text of the NPPF and does not support the objectives set out in the AONB Management Plan</i> <p><i>Natural England acknowledges the changes in site allocation to form C22/2, but still continues to have the same concerns mentioned above.</i></p> <p><i>Natural England has strong reservations about the sustainability of the proposal and the potential for creeping urbanisation into a protected landscape. Despite the positive comments of the proposal in the Sustainability Appraisal, we advise that this allocation may not align with objective SA8 of the report.'</i></p>
Dave Wilson (Norfolk County Council)	Comments	<p><i>'Policy C22/2, point 2 requires the provision of a roundabout at the southern access from the site to the A149. Policy map C22/2 does not seem to include sufficient land to enable delivery of a technically acceptable, on-line roundabout at the south access to the A149.'</i></p> <p><i>The allocation needs to be increased to include additional land further south of the proposed area and east of the A149 (Policy map C22/2), enabling provision of an on-line roundabout at the south access from the site to the A149</i></p>