



HOVETON PARISH COUNCIL

Heart of the Norfolk Broads

Welcome to this meeting to discuss the following application:

“Hybrid application. Full planning permission for 150 dwellings (Use Class C3), a new link road between Tunstead Road and Stalham Road, associated infrastructure and public open space. Outline planning application (with all matters reserved, except access) for the provision of 1ha land for provision of up to 75 bed spaces of age-restricted care-dependent dwelling for elderly-persons, such as Extra Care/Assisted Living housing (Use Class C3). Land East of Tunstead Road, Hoveton.”

Hoveton Parish Council (HPC) is merely hosting this event and has organised it to assist local residents in finding out more about the proposals being made, to ask any questions, and to share views. We would like to clarify the following:

- Parish councils are only statutory consultees and have no powers to approve or reject planning applications. Therefore HPC can only comment on any application with the benefit of residents’ views and its knowledge of the local infrastructure.
- There may be many reasons to support or oppose a planning application, but only some can be legally considered by any planning authority (in this case **North Norfolk District Council**) when making its decision. **See overleaf for Material Planning Considerations.**
- **However, this application does not accord with the current Local Plan – it is about building in the countryside and is outside of NNDC’s present policy.** Therefore matters that cannot be included in Material Planning Considerations can be discussed in respect of this application because the land in question is not yet allocated. **See overleaf.**
- **The deadline for submitting objections is 25th March 2020.** Comments should be submitted to **North Norfolk District Council** either online at **<https://idoxpa.north-norfolk.gov.uk/online-applications>**, or in writing to **Planning Service, North Norfolk District Council, Holt Road, Cromer, NR27 9EN. Please quote the application reference number PF/19/1659.**
- HPC will submit its views on this application to NNDC once it has had the opportunity to listen to and fully consider the views of the local community.
- HPC’s response will be counted as a single response and will very likely carry little weight unless local residents, as separate individuals, make direct representations to NNDC as well.

Issues that can be raised in respect of non-allocated land

- The principle of the development
- Infrastructure - such as:
- Impact on local services such as schools, medical centre etc.
- Traffic
- Sewerage

Material Planning Considerations in respect of allocated land

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons’ access
- Highway safety/traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Development Plan
- Previous planning decisions (including appeal decisions)

Issues which cannot be taken into account in respect of allocated land

- Who the applicant is/the applicant’s background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength of volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way
- Personal circumstances are generally not a material planning consideration