

**PLANNING DE21/240658 PRE-APPLICATION  
PROPOSED DEVELOPMENT CROMER ROAD MUNDESLEY**

**1. Planning Applications received as consultee** (support, object, no comment)

**Ref: DE21/24/0658**

**Site:** Land of Cromer Road & Church Lane Mundesley

**PRE: APPLICATION PROPOSAL**

37 homes including 1 self-build and 13 affordable homes together with parking, garaging, vehicular access, cycleways/footpaths, landscaping, public open space, drainage and associated infrastructure.

**REPLY SENT WEDNESDAY 24.04.2024 OBJECTING TO PROPOSED DEVELOPMENT of 37 HOUSES**

ATT: Mark Brands (senior Planning Officer)  
& Russell Williams (Assistant Director of Planning)

Dear Russell,

Thank you for your email, the contents of which are noted, having been copied in on the documents the council would like to comment and share their thoughts and concerns on the pre application in a hope that they can be addressed and resolved by the time a full application is submitted.

The council are not against development but would suggest the following issues are addressed before a full application is received.

Material Planning Considerations and Objections re the pre planning application DE21/240658

**1. Encroachment**

Encroachment to the surrounding area will change the physical and visual appearance of the village and is detrimental to the current only open space land between the village and the Norfolk Homes site, it does not enhance or add to it, in fact it detracts.

**2. Layout, location and density**

Local plan states the maximum for the site number is up to 30 not 37. Also, a portion of the Northern part of the site sits partially within the coastal erosion zone and should therefore not form part of the application. (100-year epoch)

**3. Highways safety and traffic levels**

In particular blind bend, vehicular access, splays, and non-visibility from Cromer Road.

**4. Impact on the appearance of the area. (Light Pollution)**

Particular concern in respect of why a cycle path would be needed on a site straight out onto a blind road, also what street light provision the site would have, as an elevated site normal height street lighting would make the site highly visible, suggest lower street lighting is considered to minimise obvious light pollution in an area because of its height that should really be considered for a dark sky policy.

5. **None adherence to local planning policies (Submitted Local Plan) PART3 Overall site/settlement conclusions, NNDC**

Development needs to reflect the landscape and historic environment stepped back from Cromer Road and Church Lane and should seek to enhance the conservation of the historic landscape and setting. The council questions this as we understand archaeological evidence has been found to the centre of the site indicating the site of an historic 11<sup>th</sup> Century windmill, we therefore ask that this is fully dealt with prior to receipt of a formal application.

6. **Effect on listed buildings** in particular the view from the listed parish church and the adjacent conservation area, site to reflect the landscape and historic environment should be stepped back from Cromer Road. Specifically, as the potential houses are sited on the highest elevation of the site

7. **Loss of light**, detrimental shadow to Railway cottages, caused by height of proposed buildings on such an elevated site.

In summary and in reply to Mr Brands letter of the 4<sup>th</sup> April the council currently objects to the application in its current form on the basis of the aforementioned material planning considerations numbers 1-6.

Kind Regards

Philip Stone  
Temporary Clerk

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