



Matter 11: Environment (ENV Policies)
ESCO Developments Ltd, Flagship Housing Developments Ltd
and Lovell Partnerships Ltd



**NORTH NORFOLK
LOCAL PLAN
EXAMINATION
HEARING STATEMENT
– MATTER 11**

Quality Assurance

Site name:	North Norfolk Local Plan Examination
Client name:	ESCO Developments Ltd, Flagship Housing Developments Ltd and Lovell Partnerships Ltd
Type of report:	Hearing Statement – Matter 11
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Signed	
Date	3 January 2024
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Signed	
Date	3 January 2024



1.0 Introduction

- 1.1 This Hearing Statement has been prepared by Bidwells LLP on behalf of ESCO Developments Ltd, Flagship Housing Developments Ltd and Lovell Partnerships Ltd (hereafter 'ESCO', 'Flagship', 'Lovell' or collectively, 'the Consortium') in support of representations made to the North Norfolk Local Plan. By way of background, the Consortium are promoting land North West of North Walsham (Site NW62/A) for residential-led development of approximately 1,800 dwellings, 7ha of employment land, community facilities and associated infrastructure.

- 1.2 This Statement provides the Consortium's response to Matter 11 (Environment – ENV Policies) Question 11.1 of the Inspectors' Matters Issues and Questions, November 2023 [Document EH0003].

2.0 Matter 11

Question 11.1: Are the ENV policies positively prepared, justified, effective and consistent with national policy? Are any main modifications necessary, and if so what should these be?

2.1 Whilst the ENV policies have been positively prepared, some aspects of the policies are not considered justified, effective or consistent with national policy. Accordingly, some modifications are required to the ENV policies. These are considered in more detail below.

2.2 As detailed at the Regulation 19 stage, Part 2b of Policy ENV4 should be amended to reflect that some ecological and geological features require removal to facilitate development proposals, such as breaks in hedgerow to deliver a suitable access into a site. Without this caveat, the policy risks restricting the necessary enabling works required to serve the development site, thereby rendering the policy ineffective and in conflict with paragraph 35(c) of the NPPF.

2.3 On this basis, the following amendment is suggested to the policy:

*Retain and buffer ecological and geological features **wherever practical and feasible** and provide for the appropriate management of those features.*

2.4 Secondly, Part 3b of Policy ENV8 should be amended as follows to recognise instances when removal, or partial removal, of natural features is necessary to facilitate development proposals. Without this caveat, the policy risks restricting the necessary facilitatory works required to serve the development site, thereby rendering the policy ineffective and in conflict with Paragraph 35(c) of the NPPF.

*Retains existing important landscaping and natural features **wherever practical and feasible**, and includes landscape enhancement schemes that are compatible with the Landscape Character Assessment and the creation, restoration or enhancement of ecological networks. **Consideration will be given to both the individual and cumulative impacts of a proposal.***



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