



## **North Norfolk Local Plan**

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### **HEARING STATEMENT**

**Matter 10 – Delivering Well Connected, Healthy  
Communities (HC policies) – Policy HC 2 Open /Green  
Land at the Pastures, Blakeney**

**Prepared by: John Long Planning Ltd for  
The Blakeney Hotel**

**2 January 2023**



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## 1 Introduction

- 1.1 This hearing Statement has been prepared by John Long Planning Ltd, on behalf of the Blakeney Hotel. It relates to representations submitted on behalf of the Estate to the NNDC Local Plan (pre-submission version). The Statement provides information and responses to the Inspector's Matters, Issues and Questions For examination published in November 2023. The Blakeney Hotel is an iconic building in Blakeney and one of the district's major employers.

## 2 Response to Inspector's Issues

### **Matter 10, Issue 10.4: Is all the land designated as open/green land on the policies map and thus within the scope of Policy HC2(4&5) justified? Areas subject to objection include land at The Pastures, Blakeney.....etc.?**

- 2.1 The Local Plan designates an area of land in the Blakeney Hotel's ownership adjacent to The Pastures in Blakeney as 'Open Land Area'. The boundary is clearly shown on the OS map base underlying the Local Plan's map. A location plan and photographs of the area is included in the Appendix to this Written Statement.
- 2.2 The Local Plan's defines 'Open Land Area' as: *"Areas of open space which make an important contribution to the appearance or opportunities for informal recreation in an area"*.
- 2.3 Blakeney Hotel considers that the area of land in its ownership does not meet the Plan's definition of 'Open Land Area'. It is not an area of open land; it is enclosed by a substantial fence and is not publicly accessible. It does not form part of the wider public open space (known as The Pastures) and has a completely different character and function than The Pastures. It is not an open grassed area; it is not defined by hedges and trees (it is defined by a wooden fence); and it has no mature trees within it. Neither does it make a positive contribution to the landscape character of the wider area.
- 2.4 The area of land's character and use was recently considered as part of the examination of the Blakeney Neighbourhood Plan. The Examiner's report noted that:  
  
***"...It [the Hotel's land adjacent to the Pastures] does not enjoy public access or recreational use. Its amenity value is limited. Whilst the main [wider Pastures] site may have historic and strategic importance, there is no evidence that this extends to the hotel land. It [the wider Pastures site] certainly does not rely on the hotel land for any such status."***
- 2.5 The Council acknowledged the Neighbourhood Plan Examiner's assessment and modified the Neighbourhood Plan to exclude land at the Pastures from the Neighbourhood Plan's 'Valued Site' designation. Blakeney Hotel suggests that this position should be acknowledged in the Local Plan and the Hotel's land at the Pastures should be removed from the Open Land Area designation.
- 2.6 Blakeney Hotel consider that the Plan (Policy HC 2) is not effective or justified as the proposed inclusion of Hotel owned land within The Pastures Open Land Area is not based on evidence (i.e. the reality of the ownership, character and use of the land); and is not effective as the area of Hotel owned land does not make an important contribution to the appearance of the Pastures area. Furthermore, the Hotel has no intention of allowing the general public to use the area for informal recreation.

- 2.7 Blakeney Hotel previously used the area of land within the fenced area adjacent to The Pastures for customer car parking at busy times, and/or when the Hotel's main car park is affected by the high tide and flooded. The Hotel has ambitions to use the land again in connection with the Hotel, which would not be permissible under Policy HC 2.
- 2.8 The Local Plan's current Open Land Area designation and policy HC 2 significantly restricts the Hotel's ability to use the land to support its operations and provide a potential location for overspill customer car parking at busy times and/or when the Hotel's main park is affected by the high tide and flooded.
- 2.9 Blakeney Hotel considers that the Plan (Policy HC 2) can be made sound by excluding land in its ownership adjacent The Pastures from the Open Land Area designation.

### 3 Suggested Change

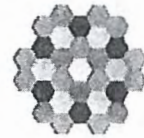
- 3.1 Blakeney Hotel requests that Policy HC 2 (Proposals map) is amended to exclude land within its ownership from the Pastures Open Land Area designation and is either shown as 'White land' with no restrictive designation; or is specifically allocated for Hotel use, including customer car parking. The Blakeney Hotel is content that other parts of The Pastures retains the open space designation as it is different in form, use and character and is considered to properly meets the designation's definition.
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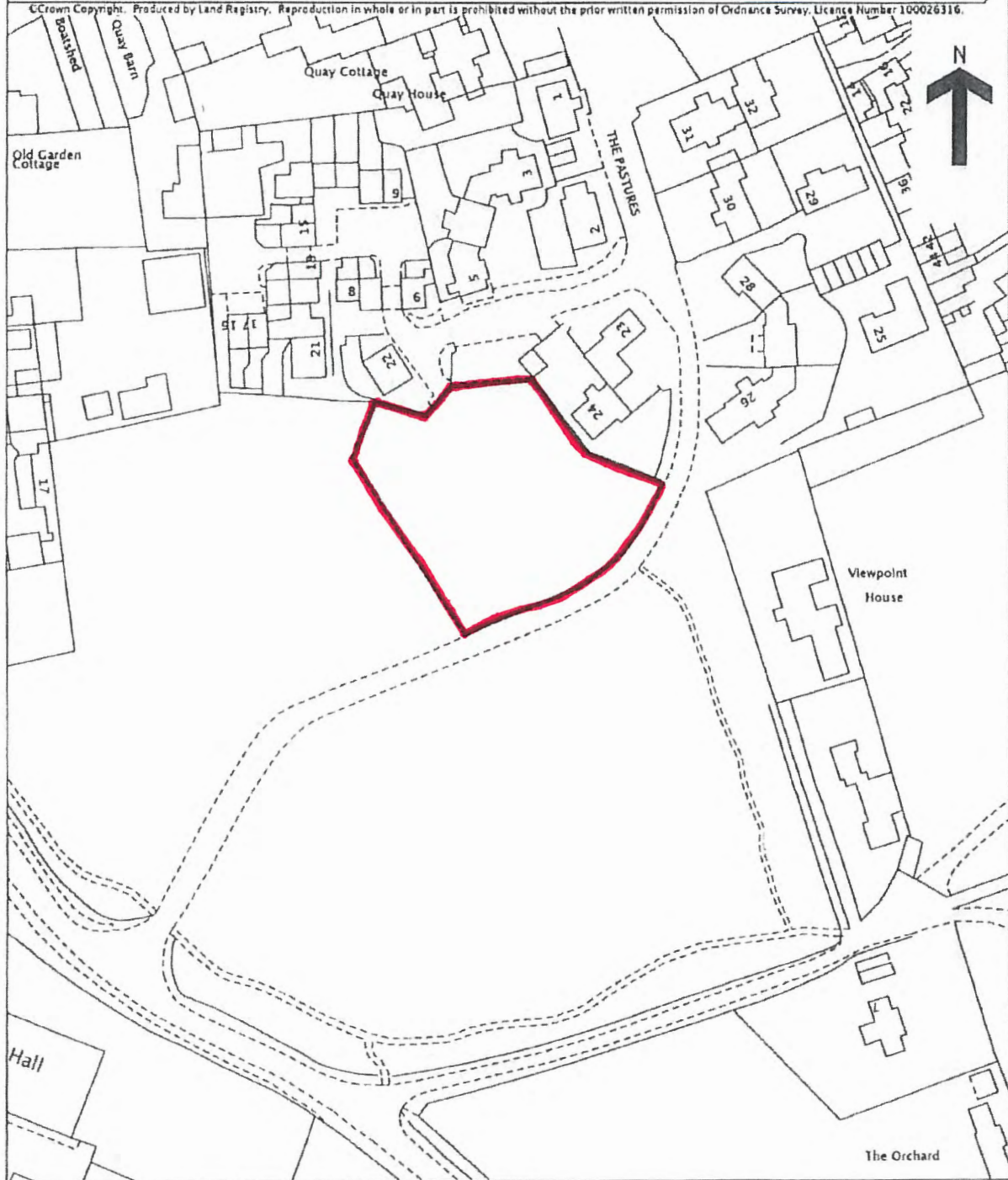
# Appendix 1 – Location Plan and Photographs

Land Registry  
Official copy of  
title plan

Title number NK400054  
Ordnance Survey map reference TG0243NE  
Scale 1:1250 enlarged from 1:2500  
Administrative area Norfolk : North Norfolk



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THE PASTURES  
NOTICE BY ORDER OF  
BLAKENEY PARISH COUNCIL  
ACCESS ROAD ONLY  
NO PARKING











THIS AREA OF LAND IS PRIVATELY OWNED BY THE BUCKENY HOTEL. THE PUBLIC HAS NO RIGHT TO ACCESS THE LAND OR USE IT FOR RECREATION. IF YOU ARE A GUEST OR VISITOR TO THE HOTEL, PLEASE CONTACT THE HOTEL RECEPTION BEFORE ENTERING THE LAND. THANK YOU HOTEL MANAGEMENT





