

Examination Library Document Reference EH011(r)

North Norfolk Local Plan Examination - Wednesday 14th February

Matter 5 Places and Sites - Fakenham

Ref: Land South of Barons Close (F10)

We (The Duffy Family – landowners) support the North Norfolk Local Plan and in particular the proposed allocation - site F10 (Land South of Barons Close). We consider the plan to be sound and to have been prepared in accordance with the relevant legal framework. This Written Statement is intended to provide the Inspector with an update on the land in respect of recent progress.

The site and land is in one ownership, and the landowners can confirm that the land remains available for development. To support previous Local Plan submissions and in order to put forward the site F10, considerable survey and technical work has already been undertaken with relevant reports from consulting organisations regarding, ecology, arboriculture & landscape, highways, engineering & utilities, landscape, transport and planning, etc. These reports confirm the site's suitability for development and have supported earlier local plan submissions.

There continues to be considerable developer interest in this site due its proximity to the town centre of Fakenham, amenities and infrastructure prospects and the current employment opportunities in and around Fakenham. Most recently, in December 2023, the landowners entered into an option agreement with a developer, to further promote the land and bring it forward for development. The developer is committed to undertaking the work required to support a planning application for the site, with the intention that an application will be submitted to North Norfolk Council following the site's confirmation in the Local Plan, anticipated to be later in 2024.

We are confident in confirming that the site remains available and suitable for development and capable of being delivered by a developer within the first 5 years of the Plan period.

We are able to attend the examination to answer any questions, should the Inspector or the Council may have.

Regards

Tim C Duffy

On Behalf of the Duffy Family