

HTC Planning Report for Approval

on Monday 11th May 2026

Dated 6th May 2026

1. Current Planning Applications

1.1 Cllrs have all been consulted on the following planning applications.

- PF/26/0348 – Holt Lodge, Norwich Road – No comments
- PF/26/0665 – 4 Burrell Close, Holt – No comments
- PF/26/0889 – 5 De Nerford Road, Holt – To be discussed in the meeting.

2. Decision Notices

- NMA/26/0619 – Holt Hall - **APPROVED**
- PF/26/0233 – 1 Meadow Close - **APPROVED**

3. TPO's

- TPO/26/1100 – 5 Eccles Road, Holt, NR25 6HJ

4. Planning Enforcement

- 4.1 Sycamore Barn, The Grove, Holt – Correspondence received from a member of the public. NNDC have confirmed they have opened up an enforcement case and are looking into the matter.

5. Proposed development – Land to the north of Cley Road – Pheonix Strategic Land

5.1 Holt Town Council have been formally approached by a Pheonix Developers for a written submission regarding the proposed development of 49 new homes and a cemetery extension off Cley Road in Holt.

5.2 The developer has shared a site layout plan, a Groundwater Risk Assessment Report and a summary of the consultation feedback. The comments Cllrs have on the planning proposal are based on these documents.

5.3 Building new houses in North Norfolk is crucial to address the severe shortage of affordable, energy efficient homes and to adhere to Government housing target which aims to deliver 1.5 million new homes in England between 2024- 2029. Whilst this site is not in the recently adopted North Norfolk Local Plan, Cllrs are aware that NNDC have launched an immediate review of the Local Plan, to enable them to reach their new housing target (as set out in the new NPPF). Therefore, additional housing sites are needed and will be coming forward across North Norfolk over the coming months and years.

- 5.4 Cllrs acknowledge the need for more growth along with the high demand for affordable housing and are therefore pleased to see the commitment from Pheonix to deliver 17 affordable homes, fulfilling the requirements on affordable housing requirement of 35% as outlined in the Local Plan.
- 5.5 Cllrs are happy with the site layout and proposed housing mix; Cllrs have no objections on housing design.
- 5.6 Cllrs agree with some of the comments received at the public consultation regarding the congestion on Cley Road. Cley Road is an important thoroughfare in the town, linking the the Coast to Holt. New Street is the section of road that connects to the main High Street. This section of the road is often congested with vehicles turning into the High Street, nearby shop deliveries and parked cars. The junction is busier during peak periods and throughout the summer months when tourist traffic is at its highest. Cllrs accept that some mitigation at this junction may be needed and look forward to receiving NCC's Highways comments on the planning proposal.
- 5.7 Holt Town Council owns and manages the only active burial site in Holt, which is located on Cley Road. This site is reaching capacity, depending on burial rates this could be between 10-20 years, which is a relatively short period of time. The proposed cemetery extension being offered to Holt Town Council as part of the proposed site will provide enough burial space for use for between 90-121 years' time. Town Cllrs believe that residents should have the option of being buried in the town they live in. Burial sites are complex with many parameters needing to be met to ensure the site is viable. This site has met those parameters; these are explored in detail in the Groundwater Risk Assessment Report. With NNDC having to provide more homes in this area, the pressure on burial space will only increase.
- 5.8 Holt Town Council understands the environmental concerns raised by members of the public. They understand the developer will have to mitigate this loss with the development providing a 10% biodiversity net gain as required by National Planning Policy. Cllrs have to weight the concerns as outlined in the consultation summary with the benefits that the development will bring to the wider community.
- 5.9 Cllrs have AGREED to support the outline application for up to 49 dwellings and a cemetery extension with all matters reserved except access in its proposed form.
- 5.10 Cllrs have AGREED to be a signatory to the s106 agreement to be attached to an outline planning permission if granted, to ensure the transfer of the cemetery extension land to the Town Council.

Any planning applications received after this report has been published will be discussed in the meeting.