



Communities & Environment
Planning Services
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Ralph Lewis
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Your Ref:
Date: 22 November 2024

My Ref: FUL/2024/0022
Tel No.: 0344 800 8020
Email: NWLPlanning@norfolk.gov.uk

Dear Mr Lewis,

Honingham: Land between the A1270 Broadland Northway near Ringland and the A47 near Honningham: Development of approximately 6km of the Norwich Western Link Road connecting the A1067 (Fakenham Road) with the new A47 North Tuddenham to Easton scheme (being developed by National Highways), including the construction of a new roundabout junction with the A1067 Fakenham Road, improvements to the A1067 Fakenham Road and the roundabout junction with the A1270 Broadland Northway. Structures include a new viaduct carrying the Norwich Western Link over the River Wensum, a new underpass at Ringland Lane, the provision of a green bridge carrying the Broadway over the Norwich Western Link, three further green bridges, wildlife crossings, and culverting of a tributary to the River Tud. Related works include the stopping up, diversion, improvement and provision of side roads, new walking cycling and horse-riding provision, the stopping up, replacement and provision of new private means of access, and ancillary landscaping, ecological mitigation, surface water drainage system, flood compensation, bunds, other environmental mitigation, diversion and protection of apparatus and temporary works to facilitate construction, and the change of use of the premises known as Low Farm as offices (class E), and other ancillary works:
Highways Team Norfolk County Council

On the 11th of November 2024 I wrote to you setting out the further information that would be required to ensure that all the environmental impacts associated with the planning application for the Norwich Western Link could be understood. For completeness I also want to bring to your attention the potential implications of Natural England's response dated 19 August 2024, their view that they are unlikely to grant a European Protected Species Mitigation Licence in relation to the development, and that they consider it is highly unlikely that an adequate level of mitigation or compensation measures can be implemented successfully given the particular impacts are so significant in the short, medium and longer term. It should also be noted they have not recommended that additional information is sought from the applicant on this point.

In these circumstances and notwithstanding the impacts, in relation to which further information has been requested, the only realistic outcome would be the refusal of the planning application.

I would therefore recommend at this stage you give serious consideration as to whether there is any realistic likelihood of Natural England changing their position on the likelihood of granting a European Protected Species Mitigation Licence before proceeding any further with the application.

In cases where there is an unmoveable impediment to securing planning approval, our advice to applicants is to withdraw the application.

Given these circumstances, I would ask you to confirm how you wish to proceed with the application.

If you have any queries, please do not hesitate to contact the Head of Planning, Nick Johnson at NWLPlanning@norfolk.gov.uk.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nick Johnson', with a long horizontal flourish extending to the right.

Nick Johnson
Head of Planning