



COMMUNITY NOTICE

Have Your Say on the Proposed 550 Home Development



DEADLINE FOR COMMENTS:

10 SEPTEMBER 2026

A major planning application has been submitted for:



Up to 550 new dwellings



1.26ha of elderly accommodation (C2/C3)



2.9ha of playing pitch provision



Associated roads, drainage, and infrastructure



LOCATION:

Land West of Pine Tree Farm, Norwich Road, Cromer



FULL DETAILS:

North Norfolk Planning Portal



VIEW APPLICATION ONLINE:

<https://idoxpa.north-norfolk.gov.uk/online-applications/centraldistribution.do?caseType=Application&keyVal=SSL726LNLK1200>



HAVE YOUR SAY



Submit your comment online
or by email before
10 September 2026.

Your views will help shape our
Community's future.





WHY YOUR VOICE MATTERS

This proposed development could have a lasting impact on our community. It's vital that North Norfolk District Council understands local concerns and priorities before any decision is made.

Your feedback helps highlight what matters most to those who live, work and visit Cromer, Roughton, Northrepps and Felbrigg.



Traffic and Congestion

Norwich Road and local routes are already at capacity during peak times. More homes mean more traffic, increasing congestion, accidents and longer journey times for residents, visitors and emergency services.



Pressure on GP Surgeries

Local GP practices are already stretched. More residents will place further strain on appointments, staffing and waiting times, affecting the quality of healthcare for all.



Schools and Education

Primary and secondary schools are at or near capacity. Additional pupils could lead to overcrowded classrooms, fewer resources and increased pressure on teachers and facilities.



Utilities and Infrastructure

Water, sewage, drainage, electricity and broadband networks are already under pressure. More homes risk service interruptions, flooding and higher bills for existing residents.



Landscape and Wildlife Impacts

The site lies in open countryside close to important habitats and protected landscapes. Development could harm wildlife, reduce green space and change the character of our area.



Construction Disruption

Years of construction traffic, noise, dust and road closures will affect daily life, local businesses and the enjoyment of our area.



HOW TO SUBMIT YOUR VIEWS

It's easy to have your say. Please submit your comments using one of the options below. Make sure your response is received before the deadline.



Online:

Submit a Comment on the Application



Email:

planning.consultation@north-norfolk.gov.uk



Deadline:

10 September 2026



YOUR OPINION COUNTS

Public feedback can influence planning decisions. By commenting, you:

Help protect our roads, services and environment

Support the needs of local families and businesses

Ensure affordable housing levels are appropriate for our community

Promote real community benefits, not just promises

Help shape a sustainable future for our area

Make sure decision-makers hear the local voice

TAKE ACTION TODAY

Share this notice with your neighbours, friends and local groups. The more people who respond, the stronger our voice.

A strong community response helps the council understand the real impact on Cromer, Roughton, Northrepps and Felbrigg.

COMMUNITY

ENVIRONMENT

SUSTAINABILITY

FOR OUR FUTURE